



## 11 Leinster Avenue, Bristol, BS4 1NH

House and Co are delighted to bring to the market this well-presented three-bedroom house, located in the popular BS4 area. The property comprises a large driveway with parking for up to three cars, a spacious living area, and a modern kitchen with integrated appliances. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a large rear garden with a garage, which has electricity and could be used as a home office or gym. The property is available furnished.

Minimum Tenancy Term - 6 or 12 months minimum term by agreement

Council Tax Band - Band B (Bristol City)

Construction - Traditional Construction

Download Speeds - Standard up to 5Mbps, Superfast up to 60Mbps and Ultrafast upto 1800Mbps

Coverage according to Ofcom mobile checker

**£1,600 Per month**

