



**134 Montreal Avenue, Bristol, BS7 0NQ**  
**£2,800 Per Month**

**\*\*\* PROFESSIONAL SHARERS OR STUDENT LET \*\*\*\*\***

A modern four bedroom town house, fully furnished and available to let, situated in a great location close to local amenities and transport links.

To the ground floor you can find a bedroom, downstairs WC, storage cupboard and kitchen/diner with a door leading to the rear garden. The kitchen/diner comprises a range of wall and base units with work surfaces over, 'Range style' gas cooker, washing machine, dishwasher and fridge/freezer.

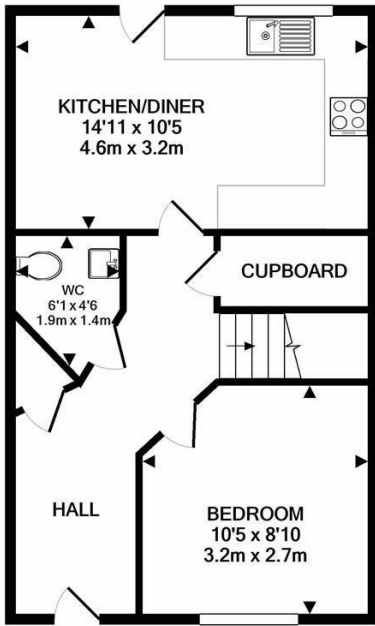
On the first floor there is a spacious living room and a double bedroom with built in wardrobe and access to an en-suite bathroom

To the second floor there are two further double bedrooms, one has access to an en-suite shower room. The main bathroom is also located on the top floor and comprises a bath with shower over, wash hand basin and W.C.

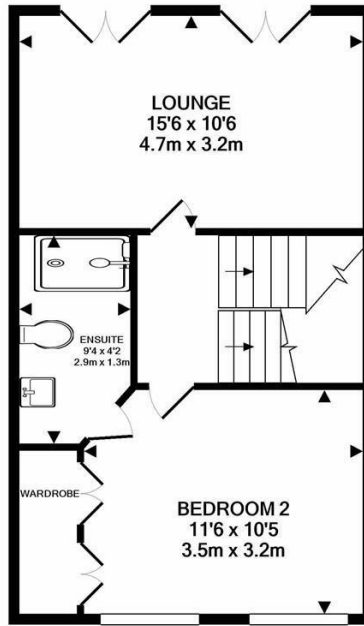
The rear garden has a patio area accessed via the kitchen, the remainder is laid to lawn and enclosed by fence panels, there is also access to a garage and the property has access to one off street parking space

This house is a must for any students looking for a house which is finished to the highest standard!

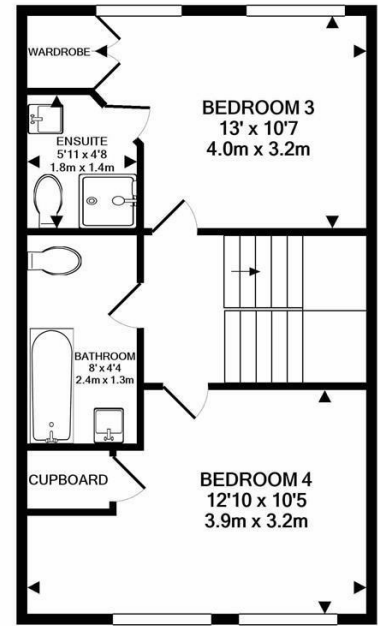
## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)

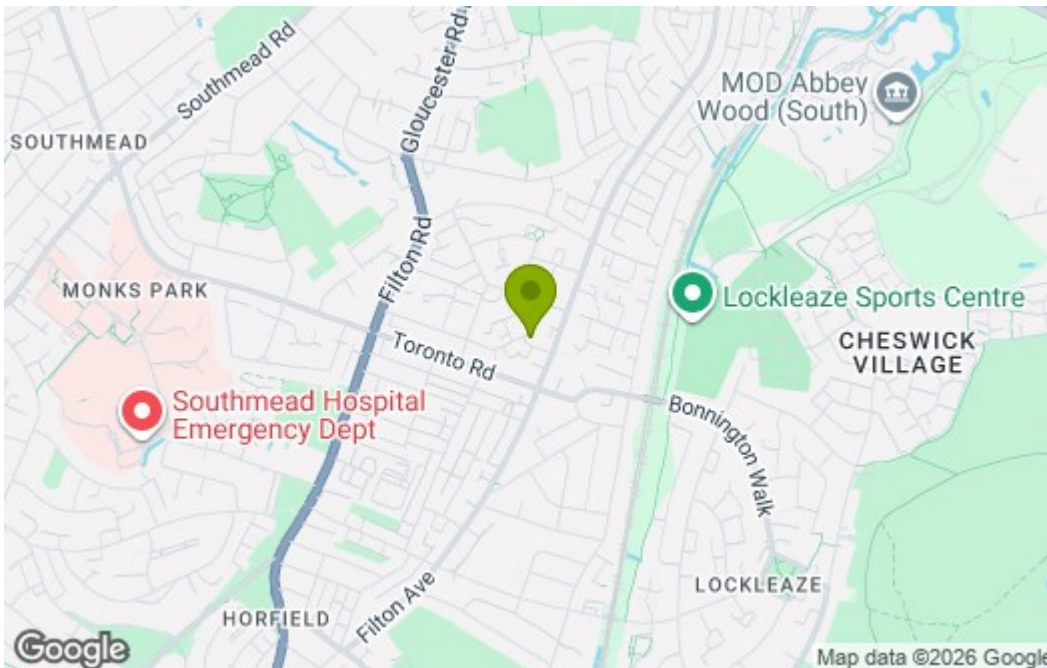


2ND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

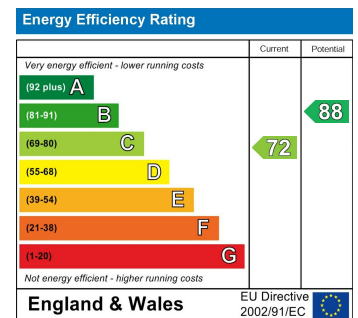
TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



## Energy Efficiency Graph



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