



## 439A Bath Road

Saltford, Bristol, BS31 3DJ

£2,000 Per Month



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Nestled in the sought-after location of Saltford, this charming maisonette on Bath Road offers a delightful blend of space and comfort. Spanning over two floors, the property is deceptively spacious.

Upon entering, you will find the well-appointed kitchen offering convenience and functionality for everyday living, yet spacious enough for a dining table or small sofa. Ascending to the upper floor, you will discover three large bedrooms with the master benefitting an adjoining WC. The property also features a well-maintained bathroom. The first floor is rounded off with a large dual aspect living room.

One of the standout features of this maisonette is the garden, which is currently undergoing renovation, promising a lovely outdoor space for future enjoyment. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area.

With its spacious layout and prime location, this maisonette presents an excellent opportunity for those looking to settle in a vibrant community.




### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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