



**£1,700 Per Month** Alton Road | | Bristol | BS7 9PS

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**Kendall Harper**



Nestled on a tranquil no-through road in the charming area of Horfield, this beautifully presented Victorian terraced house on Alton Road offers a delightful blend of modern living and classic character. Ideally situated close to a variety of local independent shops, bars, and restaurants along the vibrant Gloucester Road.

Upon entering, you are welcomed by a spacious entrance hall that leads into a thoughtfully knocked-through lounge and dining room, creating an inviting space perfect for both relaxation and entertaining. The modern downstairs bathroom is stylishly appointed, while the contemporary fitted kitchen comes complete with essential appliances and a convenient back door that opens to the private rear garden.

The first floor boasts two generously sized double bedrooms, alongside a versatile single bedroom that can serve as a nursery or a home office, catering to the needs of modern living.




Outside, the low-maintenance private rear garden features a lovely patio area, perfectly positioned to soak up the afternoon sunshine.

Additional benefits of the property include a brand-new roof, gas central heating powered by a combi boiler installed within the last three years, double glazing, and enhanced loft insulation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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