



£700 Per Month Station Road | Filton | Bristol | BS34 7BX

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Kendall Harper

A spacious ground floor double bedroom with its own dressing/study area and en suite shower room is now available within this beautifully presented six-bedroom shared house, ideally suited to both working professionals and students. Situated on Station Road in the vibrant area of Filton, Bristol, the property is perfectly located for easy access to the University of the West of England (UWE), Airbus, Rolls-Royce and many other major employers.

Upon entering, you are greeted by a welcoming entrance hall leading to a well-equipped utility room and a modern communal shower room. The available ground floor bedroom offers generous living space and benefits from its own dedicated dressing/study area together with a private en suite shower room, providing an excellent balance of comfort, privacy and practicality.

The generous communal lounge/diner provides the perfect space for relaxing and socialising, while the contemporary kitchen is fully equipped with all necessary appliances and opens onto a low-maintenance private rear garden, ideal for enjoying the warmer months.

The remainder of the property comprises five further furnished double bedrooms arranged over the first and second floors, together with two additional communal shower rooms, ensuring excellent facilities for all housemates. Each bedroom is furnished to a high standard with a double bed, wardrobe, chest of drawers, desk and chair.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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