



**£2,600 PCM** Queens Road | Ashley Down | Bristol | BS7 9HY

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

**Kendall Harper**

A well-presented Victorian terraced house situated in Ashley Down and available to four professional sharers.

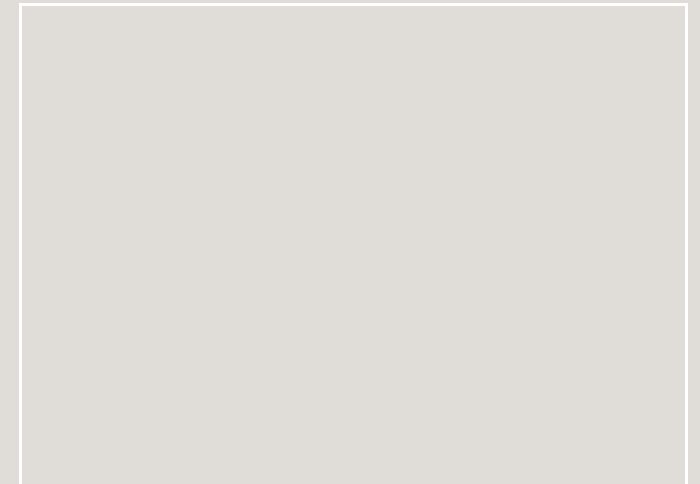
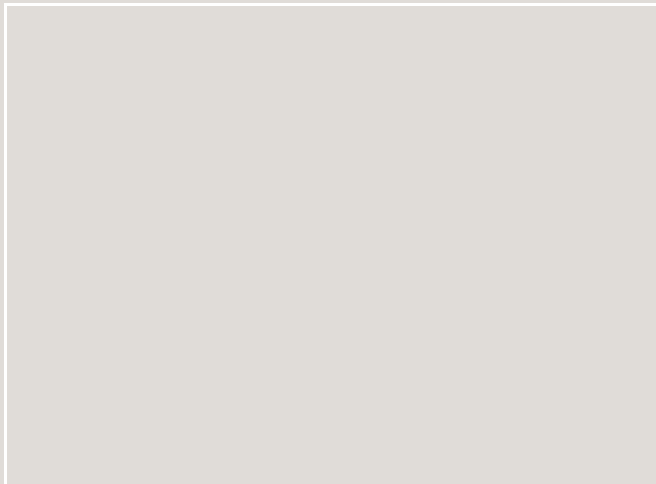
The property comprises an entrance hall and WC, a downstairs double bedroom, a sitting room with patio doors to the private rear garden and a modern and well-appointed kitchen also with patio doors to the rear private garden.

On the first floor there is a master bedroom with a large fitted wardrobe, two further double bedrooms and a modern family bathroom.

The property also benefits from sunny south facing private garden.

Further benefits include gas central heating and double glazing throughout. Available on 28th October 2026 and viewings are highly recommended.





## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>82</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>62</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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