



## Flat B, 44 Jacobs Wells Road, Clifton, Bristol, BS8 1DR

£1,395 PCM

Situated on Jacobs Wells Road, with good access to all amenities including hospitals, University and Clifton Village. Ideal for a professional person/couples. Modern flat fully furnished and equipped and simply ready to move in to. Rent includes all utility bills including gas, electricity, water, broadband and TV license. Tenant to pay their own council tax if applicable. Available now. Energy Rating B, Council Tax Band B Street Parking at a premium, so prefer a non-car owner.

- Fully Furnished
- Double Bedroom
- Shower Room
- Central Location
- Super Condition
- Available Now

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



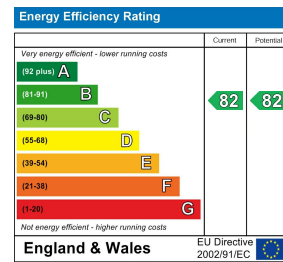
## Floor Plan



## Area Map



## Energy Efficiency Graph



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