



**1 Bed  
Room  
located in**



Room 4, 886 Fishponds  
Road  
Fishponds  
BS16 3XB



## £900 Per month

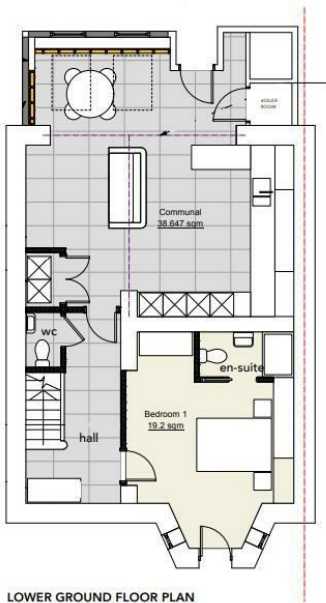
Having recently been fully refurbished, with brand new kitchen, bathrooms, carpet and painted throughout – this is house with great sized rooms, a large communal kitchen/dining area and storage in the garage.

Located on the first floor at the front of the house, this room retains some of it's period features with the large bay window, wooden panelling and ceiling rose feature. This room is one of the larger in the house, coming with a double bed, wardrobe, chest of draws and a desk in the bay window area. The en-suite comes with a lovely, large shower finished off with stylish black taps.

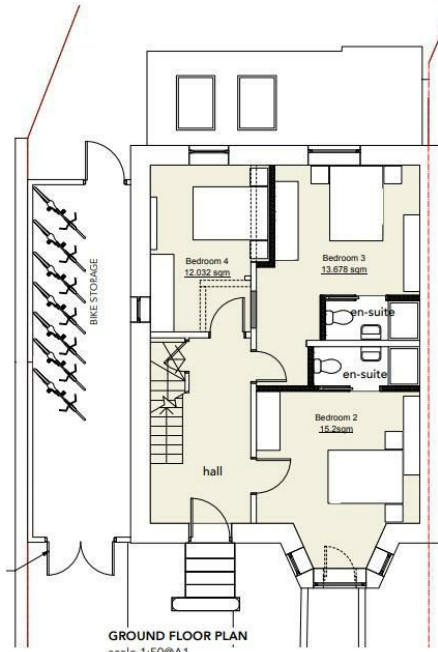
With all bills included – rooms in this house are not to be missed! Conveniently located to bus stops taking you on the 47, 48 or 49 bus into the centre or towards Downend. And you're just a few minutes walk along to shops, cafes and pubs on Fishponds Road. With plenty of shops, supermarkets all on your doorstep this house is amazingly located.

- Professional HMO
- All Bills Included
- Available Now
- £900 per month
- £1038 Security Deposit

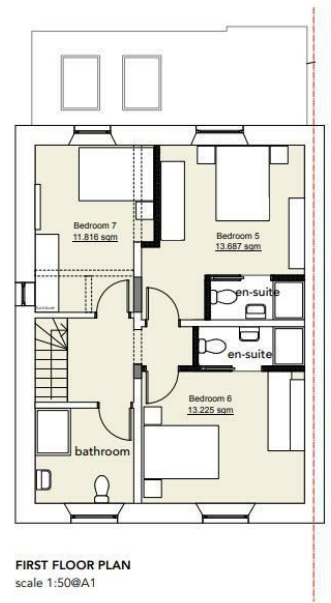




**LOWER GROUND FLOOR PLAN**  
scale 1:50@A1



**GROUND FLOOR PLAN**  
scale 1:50@A1



**FIRST FLOOR PLAN**  
scale 1:50@A1

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	

**DIRECTIONS**

**CONTACT**

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