

**1 Bed  
Room  
located in**



Room 3, 886 Fishponds  
Road  
Fishponds  
BS16 3XB



## £900 Per month

### NEW ENSUITE ROOM IN A FULLY REFURBISHED 7 BED HMO

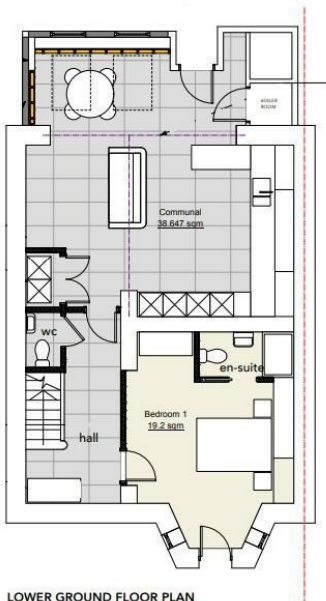
Recently refurbished throughout with a brand new kitchen, bathrooms, fresh carpets and full redecoration – this property offers generous rooms, a spacious communal kitchen/dining area, and additional storage in the garage.

Located on the first floor at the back of the house with a view over the garden, this is a large and very spacious room. It comes furnished with a double bed, wardrobe, chest of drawers, and a desk in the bay window area. The ensuite features a large shower with stylish black taps.

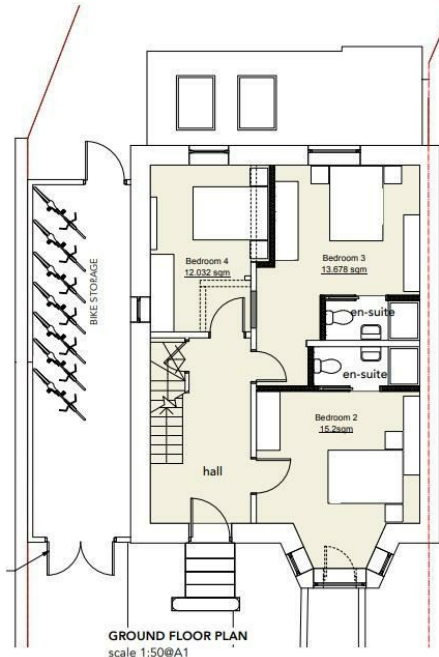
All bills are included, and the property is available from the 1st of July Well connected by the 47, 48 and 49 bus routes into the city centre or towards Downend, and just a few minutes' walk to shops, cafes and pubs on Fishponds Road. Supermarkets and other amenities are right on your doorstep.

- Professional HMO
- All Bills Included
- Available July 1st
- £900 per month

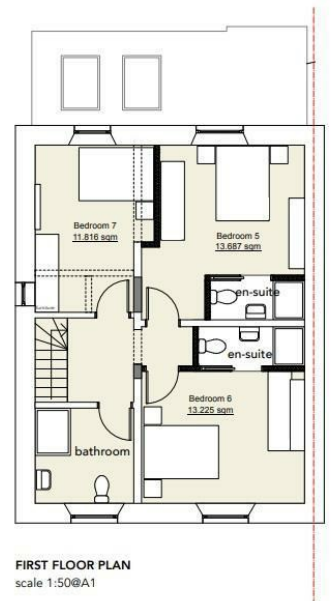




**LOWER GROUND FLOOR PLAN**  
scale 1:50@A1



**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

Shore House Westbury Hill  
Westbury-on Trym, Bristol  
BS9 3AA

E: [elliott.sherwood@frontdoorlettings.co.uk](mailto:elliott.sherwood@frontdoorlettings.co.uk)

T: 0117 457 8577

[frontdoorlettings.co.uk](http://frontdoorlettings.co.uk)

