



**Bradley & Co.**  
LETTING AGENTS

Office: 0117 329 1400  
www.bradleyandco.agency



**Upper Belgrave Road**  
Clifton, Bristol, BS8 2XL

**Rental £4,150 Monthly**  
**5 Bedroom Terraced House**  
**Available 08 July 2024**

Clifton, 4a Waterloo St, Clifton, Bristol, BS8 4BT  
Email: [info@bradleyandco.agency](mailto:info@bradleyandco.agency) | Tel: 0117 329 1400

Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 17.30 | Sat 09.00 - 12.30 | Sun 09.00 - 12.30

\* Furnished

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## Situation

Contemporary & stylish STUDENT accommodation in this wonderful period house with great views across Bristol & also where you can fall out of bed to exercise or relax on The Downs. Entering into the hall floor where you have the good size open plan kitchen/lounge/dining room to the front which is great space for socialising together. The well fitted kitchen has cooker, full size fridge/freezer and dishwasher & on the same floor located to the rear is bedroom 5 which has great views across Bristol, contemporary shower room and loo and understairs utility cupboard which houses the washing machine. Stairs rising to first floor lead to 2 large double bedrooms and on the top floor are two further double bedrooms, modern shower room with double shower and additional loo. This property benefits from a highly efficient eco boiler and high grade insulation and sound proofing. EPC Band D.

A great Clifton location and a short walk to Whiteladies Road with all its local amenities and popular eateries. Permit on street available upon application with Bristol City Council. CE RPZ. THERE IS NO PARKING WITH THIS PROPERTY ON THE DRIVEWAY

Tenancy 8th July 2024 - 30th June 2025. Rent EXCLUSIVE of bills is £4150 - £830 pppcm, 5 week deposit £4785 (£957 pp) Holding deposit to secure £957

## Accommodation

All measurements are approximate.

## Directions

## Further Information

The deposit required is £4,785

