



**SARAH CLARK**  
PROPERTY CONSULTANTS

83 |  
BARTHOLOMEW SQUARE, BRISTOL, BS7 0QB

Available end of January.

This delightful 3 bedroom, unfurnished house is suitable for two sharers or a small family. It is in a great location close to Southmead Hospital and transport links to MOD and Airbus and the Gloucester Road with its vast array of shops, cafes and restaurants.

The accommodation has a great flow throughout with the Kitchen/Dining Room to the front of the property and to the rear the Reception with patio doors to the pleasant rear garden. The kitchen is fully equipped with a range of wall and base units, all white goods including electric oven and gas hob, fridge/freezer, washing machine and dishwasher and with space for a dining table and chairs. Downstairs is completed with a very useful guest cloakroom with wc and basin.

Upstairs are two double bedrooms and one single. The master bedroom to the front has an en-suite shower room with walk-in shower cubicle, wc and basin. There is also a family bathroom with bath with shower over, basin and wc.

Outside to the rear is a delightful south facing garden with decked areas and lawn and gate with rear access.



## Features

- Available End of January
- 3 Bedroom House
- 3 Bathrooms
- Kitchen with White Goods
- South Facing Garden
- Allocated Parking Space





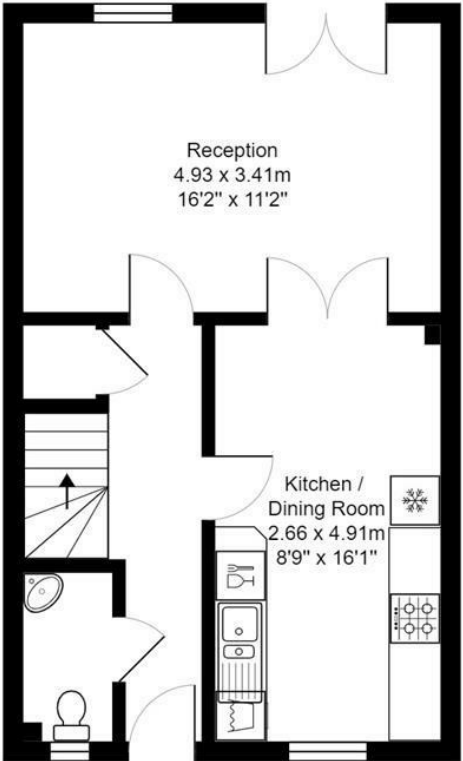
TENURE

SERVICES

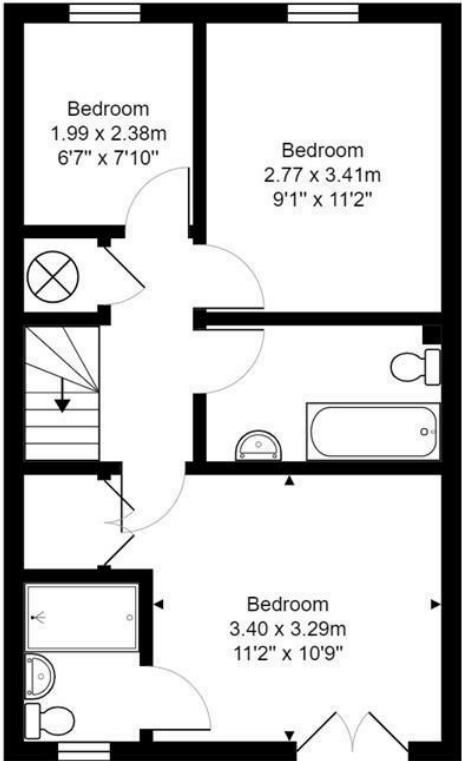
Customise to type text here

LOCAL AUTHORITY

Customise to type text here



Ground Floor  
Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>



First Floor  
Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>

Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	78	80	England & Wales	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.