



SARAH CLARK
PROPERTY CONSULTANTS

42 |
MONK ROAD, BRISTOL, BS7 8NE

This very well presented house, suitable for sharers has four good size double bedrooms and is located on Monk Road so within easy distance of the very popular Gloucester Road.

The accommodation includes four double bedrooms with one situated on the ground floor and three on the first floor. On the ground floor there is a large living space which consists of a separate lounge, kitchen and downstairs is ample storage to the rear of the kitchen.

The kitchen is fully equipped with a range of wall and base units for storage, freestanding cooker, fridge, freezer, dishwasher and washing machine.

Upstairs are the remaining three double bedrooms and a bathroom.

Outside to the rear is a private lawned garden.

This is a great house for sharers, either professional or students and in a great location close to the main bus routes to the City Centre from Gloucester Road with its array of independents, shops, restaurants and bars.



Features

- 4 Double Bedrooms
- Separate Kitchen
- Family Bathroom
- Private Garden
- Large Living Room
- Suitable for Sharers





Living Room

14'9" x 12'6" (4.51 x 3.83)

Bay window overlooking the front of the property. Feature fireplace and wood flooring throughout

Kitchen

12'4" x 10'11" (3.76 x 3.33)

Kitchen consists of freestanding cooker, fridge, freezer, dishwasher, sink and washing machine with work surfaces both sides. Door to storage and rear garden. Laminate throughout

Bedroom 1

9'11" x 9'11" (3.04 x 3.04)

Downstairs bedroom to the rear of the property overlooking garden. Feature fireplace, inbuilt storage cupboard and carpeted throughout

Bedroom 2

15'0" x 9'11" (4.59 x 3.03)

Overlooking the rear garden, feature fireplace and carpeted throughout

Bedroom 3

12'4" x 10'9" (3.78 x 3.29)

Window overlooking rear garden, feature fireplace and carpeted throughout

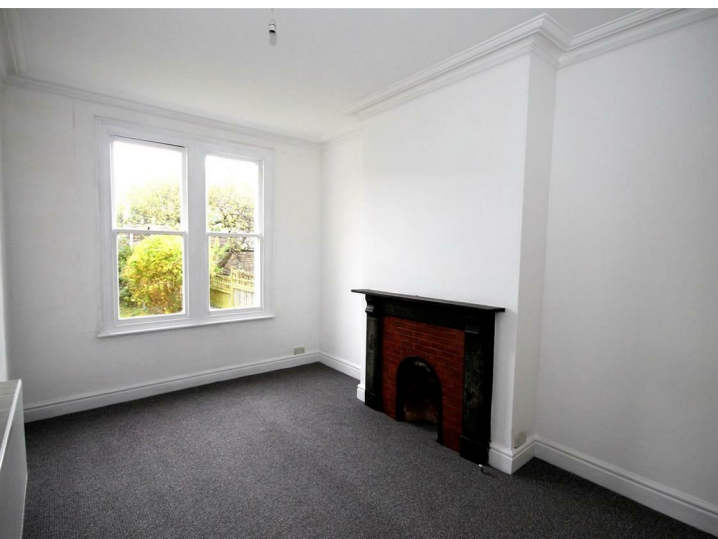
Bedroom 4

14'8" x 12'0" (4.49 x 3.67)

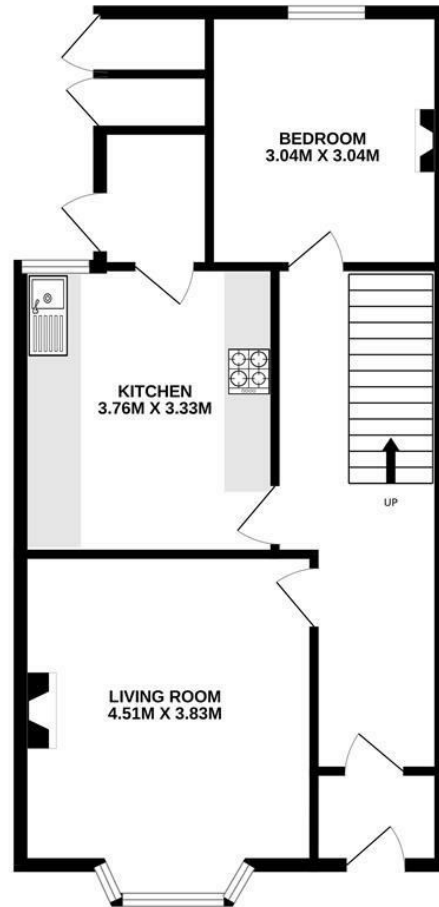
Bay window to the front of the property. Cupboard housing gas combi boiler, feature fireplace and carpeted throughout

Bathroom

Window overlooking the front of the property. Roll top bath with shower over, Sink and W/C with laminate throughout



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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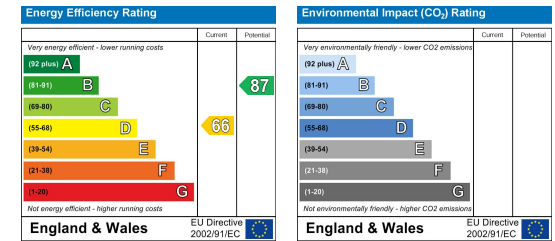
TENURE

SERVICES

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LOCAL AUTHORITY

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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.

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