



Wordsworth Road
Horfield

£1,800 Monthly
3 Bedroom Townhouse

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

Three bedroom semi-detached house in Horfield offered part furnished, with white goods included, available from the 7th April 2025.

Zoe will be running the viewings at this property, so book yours today!

The property is located on Wordsworth Road, adjacent to Filton Avenue, it is a few minutes' walk to Lockleaze Sports Centre and offers great access to Filtons' large employers, Cribbs Causeway, The Mall and also in to the City Centre via Gloucester Road. The property is also a short walk to Abbey Wood Train Station and Abbey Wood Retail Park and is a five minute drive to Southmead Hospital.

The property consists of an entrance hall, downstairs WC, kitchen with fridge/freezer, washing machine, dishwasher, oven and hob with access to large garden. To the first floor, a spacious living room with more than enough room for it to be furnished accordingly and a double bedroom with storage. To the second floor, there is a double bedroom with fitted wardrobes and a master ensuite, single bedroom and lastly the main bathroom with a shower over the bath.

The property also benefits from gas central heating, double glazing, single garage, driveway for one car and large garden.

The property is advertised as part furnished which includes a TV in the kitchen and dining room table and four chairs.

WHAT YOU WILL LIKE:

- Part furnished

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- COUNCIL TAX BAND C
- EPC RATING C
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- GARAGE INCLUDED
- PRIVATE PARKING
- PLENTY OF AMENITIES NEARBY
- PRIVATE GARDEN
- PART-FURNISHED

- Close to local amenities
- Five minutes walk from the MoD
- Five minutes walk from Abbey Wood train station and Abbey wood retail park
- Master En suite
- Driveway with parking for one car
- Three bedrooms
- Large garden
- Single garage

Home truths

- Applicants must earn at least two and half times the rent in order to qualify to rent this property.
- The property is available for sharers
- The property is undergoing complete renovation-- might be in a bit of a state at the moment.

Property Essentials:

- o Structure Materials – Bricks
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Standard
- o Heating type –GCH
- o Broadband– (Source Ofcom) - Standard, Superfast and Ultrafast
- o Mobile signal – (Source Ofcom) Limited
- o Building Safety – N/A
- o Restrictions – N/A

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