



**Pitt Road**

**Horfield**

£1,750 Monthly

3 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Pitt Road

### Horfield

£1,750 Monthly

3 Bedroom Terraced House

#### DETAILS

A delightful and stylishly extended three bedroom family home has a great location in a cul-de-sac, just off the bustling Gloucester Road offered unfurnished with white goods included, and available from the 14th of May 2025.

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

#### What's it like?

Extended and refurbished to a high spec in recent years, the light and airy accommodation is set on three levels, and features a great sized kitchen / dining / family room with bi-fold doors out to the back garden. The kitchen is fitted in attractive Shaker-style with an island unit, and appliances include a range cooker and integrated dishwasher (but exclude a washing machine or a fridge/freezer). Also on the ground floor is a separate living room with bay to the front and a downstairs cloakroom/WC. On the first floor are two double bedrooms and a well-appointed family bathroom, while the top floor loft conversion has a further double bedroom and en suite WC. The rear garden is fully enclosed and laid mainly to lawn and decking.

Pitt Road is a cul-de-sac about two miles north of Central Bristol and on main bus routes into the city centre. A wide choice of local shops, cafes, restaurants and other amenities are available nearby on the Gloucester Road and Ashley Down Primary School is a few minutes walk away.

#### Amy's Highlights:

- Great location
- Just off the Gloucester Road

- Unfurnished
- CLOSE TO GLOUCESTER ROAD
- IDEAL FOR FAMILIES
- SOUGHT AFTER LOCATION
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- COUNCIL TAX BAND B
- EPC RATING D
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- Extended and refurbished
- Stylish kitchen/family room
- Gas central heating & double glazing
- Bi-folds to rear garden
- Near Ashley Down School

#### Home Truths:

- You must earn at least two and a half times the rent as a house hold in order to qualify to rent this property
- Not licensed for sharers
- Access to the loft is not permitted

#### Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband – (Source: Ofcom) Standard, Superfast and Ultrafast
- o Mobile signal – (Source: Ofcom) Likely
- o Building Safety – No issues reported
- o Restrictions – None
- o Rights and Easements – N/a
- o Flood risk – N/a
- o Planning Permissions – None
- o Accessible – No
- o Coalfield / Mining area – No

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