



74 Hill Avenue, Bristol, BS3 4SX

£1,295

***** PLEASE EMAIL YOUR INTEREST *****

To Let – this immaculate recently redecorated 2-bedroom garden flat offers a comfortable home in a sought after part of Bristol, well placed for everyday amenities and green spaces.

Inside, the property features a large reception room with large windows that bring in generous natural light, flowing through to an open-plan kitchen, also benefiting from good natural light and a door leading to the private rear garden.

The two bedrooms are doubles, the master is located to the front of the property with a bay window allowing an abundance of light to flood the room.

The bathroom comprises a bath with shower over, WC, Wash hand basin and heated towel rail.

Outside, the flat enjoys access to a garden, offering welcome private outdoor space for relaxing or entertaining.

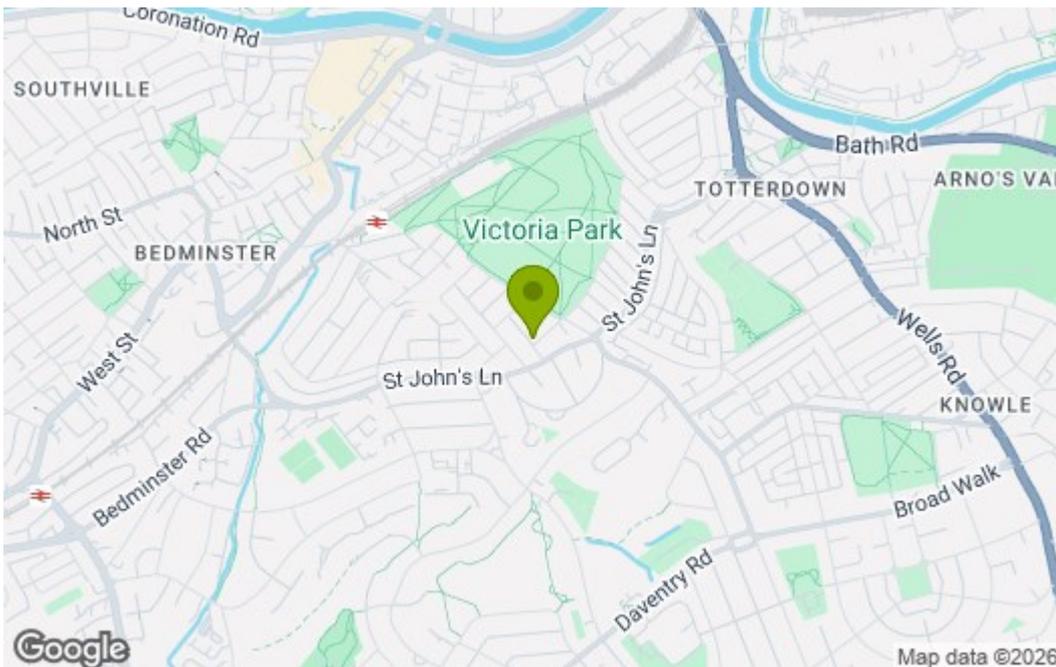
Located in BS3, the property is well positioned for local amenities, with shops, cafés and everyday services within easy reach on nearby high streets. There are several nearby schools in the surrounding area, and a choice of parks and green spaces close by, providing room for walking, exercise and play.

Public transport links are convenient, with local bus routes connecting into central Bristol and surrounding neighbourhoods. The nearest train services from this part of South Bristol provide direct routes into Bristol Temple Meads, from where there are onward connections to Bath, Cardiff, London and other major destinations, making commuting straightforward.

This 2-bedroom end-of-terrace flat to let presents a well-organised layout, practical modern features and a location that balances access to the city with nearby parks, schools and local amenities.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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