


# Douglas Road

*Horfield, Bristol, BS7 0JD*

HORFIELD, BRISTOL

# Douglas Road

*Horfield, Bristol, BS7 0JD*

MONTHLY RENT

## £2,500

4 BEDROOMS

1 BATHROOM

1 RECEPTION

1,228 SQ FT




GET
CLEAN







## THE PROPERTY

* AVAILABLE 11.08.2027* WELL PRESENTED STUDENT FURNISHED FOUR BEDROOM HOUSE! Jeffrey Ross are delighted to offer to the rental market this large Victorian terraced house that is perfect for four students. On the ground floor there is a dining room as bedroom one, a living room and an extended kitchen/dine Upstairs there are three double bedrooms and a fitted bathroom & w/c. . White goods include – fridge freezer, electric hob and oven and washing machine. Benefits include gas central heating and double glazing. The property is close to local amenities with good transport links to the City Centre & UWE.

Holding Deposit £576.92

KEY FEATURES

1227.08 SQ FT

STUDENT HOUSE

CLOSE TO LOCAL AMENITIES

GAS CENTAL HEATING

DOUBLE GLAZING

WHITE GOODS INCLUDED

WELL PRESENTED

LOVELY LOCATION

DAMAGE DEPOSIT £2769.23



INSIDE


TOILET RULES
1. Close the lid
2. Use only toilet paper
3. Keep it clean
4. Flush completely
5. Wash your hands
6. Be considerate
7. Thank you!
Simple
dendilux




PICASSO



*Victorian terrace house, perfect for four students.*



MECHELLE MONKS

PROPERTY MANAGER · NORTH BRISTOL


GET
CLEAN




**Douglas Road, Horfield, Bristol, BS7 0JD**

Total Area: 114.0 m² ... 1227 ft²

All measurements are approximate and for display purposes only

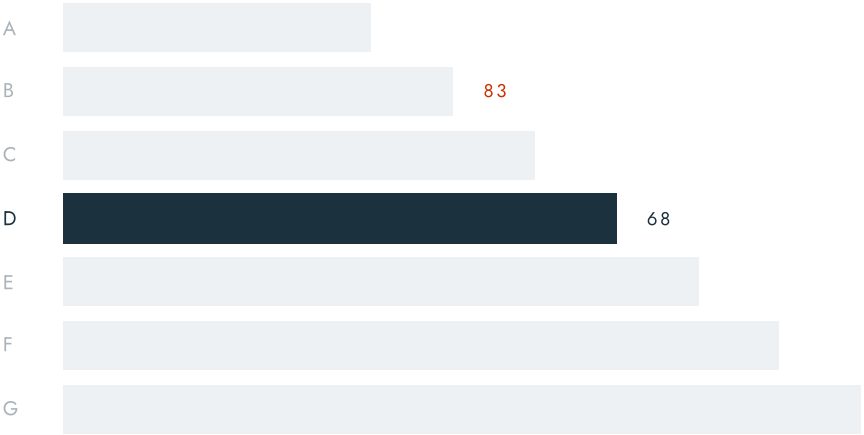



Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

# Energy efficiency

*Currently band D, with the potential to reach band B.*



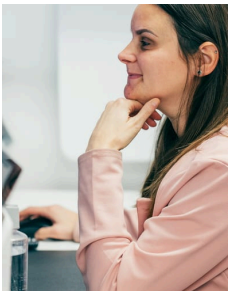

Rating 68 · potential 83. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

| | |
|---|---|
| PROPERTY TYPE | HOUSE - TERRACED |
| INTERNAL AREA | 1,228 SQ FT |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 11 AUGUST 2027 |
| COUNCIL TAX | BAND C · ABOUT £2,412 A YEAR<br>*Bristol City Council, 2026/27 estimate* |
| EPC RATING | 68 · POTENTIAL 83 |

COME AND SEE IT

# Arrange a viewing

*Our North Bristol team can arrange a private viewing, usually within days – call 0117 935 4565.*



## Mechelle Monks

PROPERTY MANAGER
NORTH BRISTOL BRANCH
0117 935 4565
52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU