



**10 Sherbourne Street, St George, Bristol, BS5  
8EH**

**£1,795 per month**

*Unfurnished*

# 10 Sherbourne Street, St George, Bristol, BS5 8EH

Beautifully spacious period property, perfectly positioned within walking distance of St George Park and moments from the vibrant shops, restaurants and cafés of Church Street.

Step through the front door into a long welcoming hallway, with a formal reception room immediately to your left. Toward the rear, the property opens up into a second generous reception room leading through to a modern & stylish dining area and a well-appointed kitchen. The kitchen features integrated appliances, including,

Electric oven  
Gas hob  
Dishwasher  
Fridge/freezer.

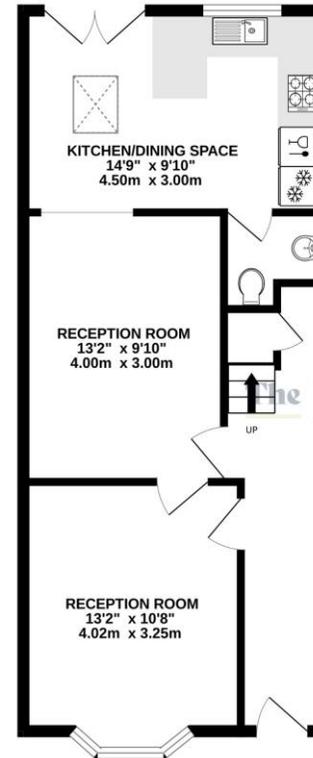
Upstairs, there are three well-sized bedrooms, each offering ample space, along with a modern family bathroom.

The rear garden is enclosed with fencing and arranged over two paved tiers, creating a low-maintenance and versatile outdoor space.

Council Tax Band : B  
Holding Deposit : £414  
Security Deposit : £2,071

- Unfurnished
- Three Bedrooms
- Stylish Decor
- Two Reception Rooms
- Open Plan Kitchen/Dining
- Downstairs Loo
- Front & Rear Garden
- Gas Central Heating
- Available Now
- Offered Unfurnished

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 985 sq.ft. (91.5 sq.m.) approx.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## The Letting Shop - Bristol

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.