



**Julius Close, Emersons Green, Bristol, BS16 7HN**

**£1,350 per month**

Offered Unfurnished

# Julius Close, Emersons Green, Bristol, BS16 7HN

From the front door you are greeted by an entrance lobby and downstairs toilet then the lounge. The lounge is an open space with neutral décor, carpeted with a view to the front of the home.

The kitchen is located at the rear of the home and enjoys a view over the rear garden. The kitchen provides a variety of wall and base units with new cupboard fronts and a vinyl floor.

Appliances included are,

Gas Hob  
Electric Oven

Upstairs to the first floor you'll find two double bedrooms, both finished with carpets and neutral décor. The bathroom is to the left hand side and provides a shower over bath, toilet & sink finished with stylish décor and a vinyl floor. Outside space is offered via the front & rear gardens.

The rear garden is tiered with rear access. The home also comes with parking.

This two bedroom home is available now and offered unfurnished.

Council Tax : C  
Holding Deposit : £311  
Security Deposit : £1,507

- Two Double Bedrooms
- Emerson Green Location
- Parking
- Front & Rear Garden
- Gas Central Heating
- Neutral Decor
- Offered Unfurnished
- Available Now



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 appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrated purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## The Letting Shop - Bristol

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### Disclaimer

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