

## Welsford Road

, Bristol, BS16 1BS

**£3,000 Per Calendar Month**



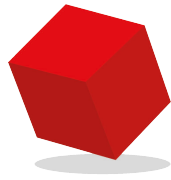
**\*\*Ideal For Companies or Sharers\*\***

Urpad are delighted to offer this spacious four bedroom home in Bristol. Close to local amenities and major road links this is a must see!

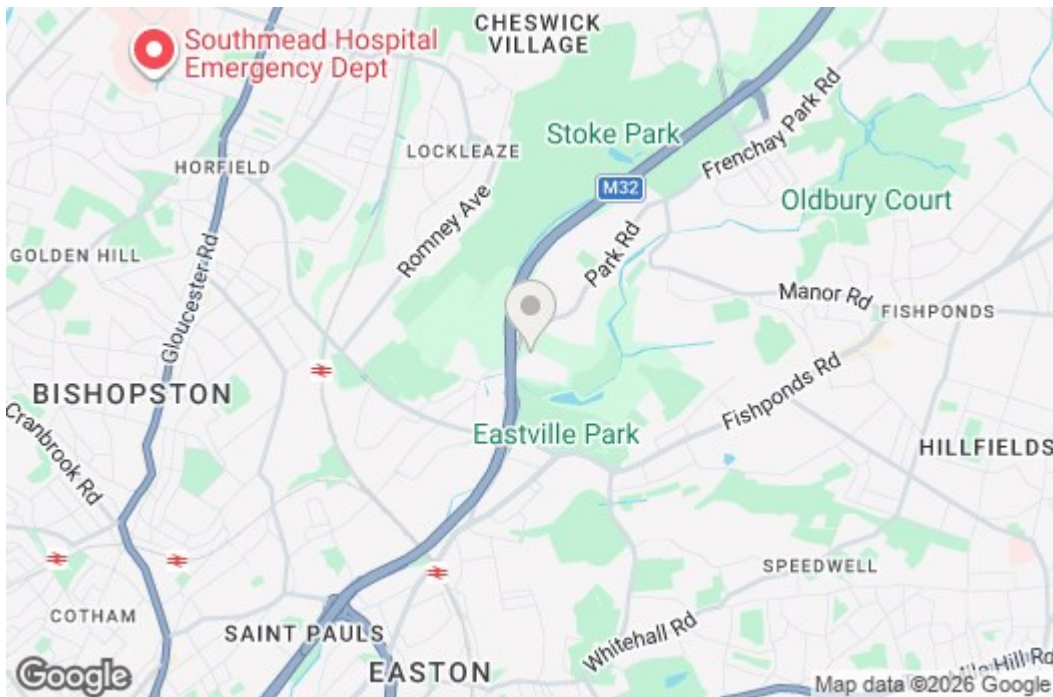
The property is currently undergoing refurbishment and will be available at the end of January.

Property comprises of large entrance hallway which leads to one of the large bedrooms, living room, shower/wet room and kitchen. The upstairs consists of two large bedrooms a medium sized room and bathroom.





- Ideal For Companies or Sharers
- Large Driveway For Off Street Parking
- Being Refurbished
- Great Location
- Large Front and Back Gardens
- Available June



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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