

99Home Ltd.

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4 Bed Semi-Detached In Amberley Road , Patchway, Bristol, BS34 $6\mathrm{BX}$

£2,500 Monthly











SHORT DESCRIPTION

Property Ref: 15745 Heading-Location: Amberley Road, Stoke Lodge, Bristol, BS34 Title: Spacious 4-Bed, 3-Bath Family Home in Stoke Lodge, Bristol, BS34 Description: Not to be missed!!! This beautifully renovated 4-bedroom, 3-bathroom home is ideal for families or professionals seeking modern comfort in a convenient and sought-after location. The property combines modern style with practical living spaces. Key Features: - Stunning open-plan kitchen with marble-effect worktops and glass roof lights for exceptional natural brightness. - Bright and spacious living area with bifold doors to the garden - perfect for entertaining or relaxing. - Four generous bedrooms, including a master with a luxury ensuite. - Three modern bathrooms - a main family bathroom with shower, an ensuite with bathtub, and a ground floor shower room-WC. - Great outdoor spaces: large front and rear gardens with lawn, paved patio, and trampoline area. The rear garden backs onto greenery for extra privacy and provides access to a spacious garage. - Ample parking: private driveway, garage, and convenient on-street parking. - Comfort & Efficiency: fully renovated, new flooring throughout (wood-effect downstairs, carpet in bedrooms), gas central heating (brand-new boiler and tank), double glazing, and underfloor heating in key areas. - Ideally located near major employers including Airbus, Rolls-Royce and MOD Abbey Wood, as well as great primary and secondary schools. - Close to shopping and amenities in Bradley Stoke and Cribbs Causeway. - Excellent transport links via the M4-M5, A38, Parkway and Patchway stations. Property Details: Type: Semidetached Rent: £2,500 pcm Tenure: 12 months minimum Council Tax Band: C EPC Rating: D (pre-renovation) Floor Area: Approx. 125 sq. m (1,345 sq. ft) Outside Space: Front garden, rear garden, patio Parking: Driveway, garage, and on-street parking Heating: Gas central heating (new boiler), underfloor heating.



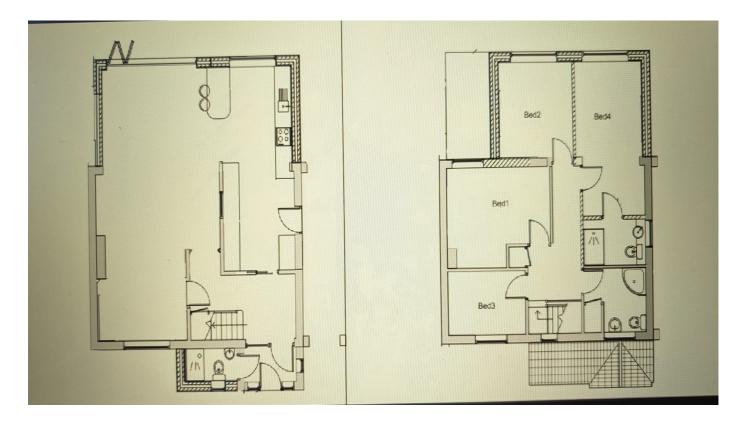




FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type Total floor area			Semi-detached house 84 square metres		
Properties can	be let if they hav	e an energy rating from	A to E.		
You can read (guidance for land	ords on the regulations a	and exemptions (https://www.gov.uk/guidance/domestic-		
		nergy-efficiency-standard-la			
Energy rating and score			The graph shows this property's current and potential energy rating.		
	energy rating is	D. It has the	Properties get a rating from A (best) to G (worst and a score. The better the rating and score, the lower your energy bills are likely to be.		
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