

4 Carmarthen Road, Bristol, BS9 4DU

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A fabulous five bedroom mid terrace Victorian town house situated in an enviable location just off the Clifton Downs and only 50 yards from the well respected St Ursula's E-ACT Academy Primary School. Offering generous (approx. 2170 sq ft) and well presented accommodation over three floors, the house further benefits from attractive private walled rear and front gardens



5



3



3

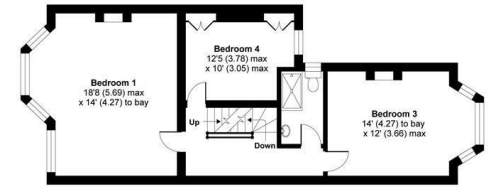


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APPROX. GROSS INTERNAL FLOOR AREA 2170 SQ FT 201.6 SQ METRES



SECOND FLOOR



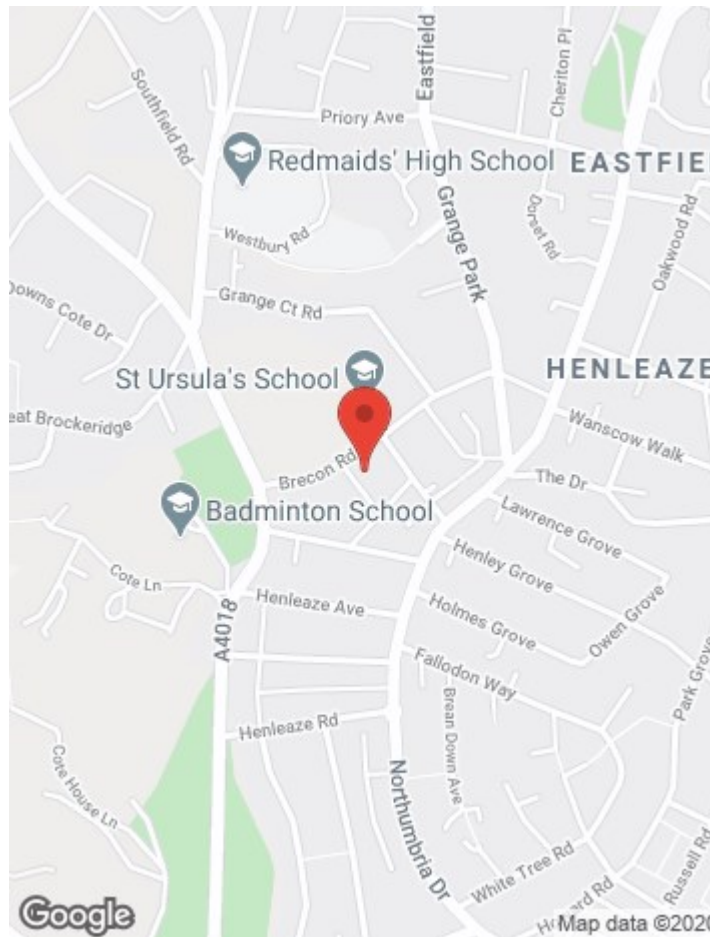
FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property featured on this plan. Any figure given is for critical guidance only and should not be relied on as a basis of valuation.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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