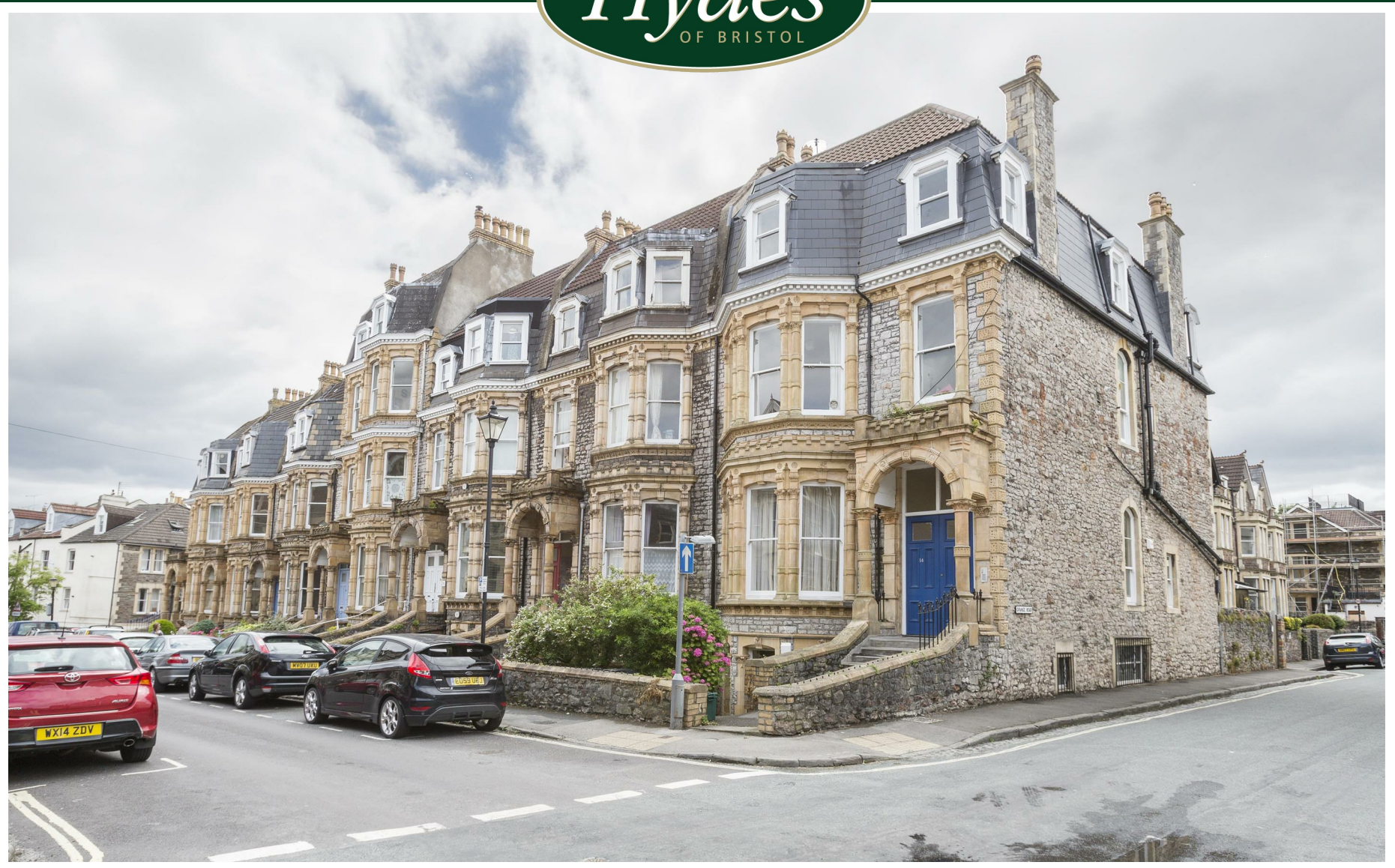




14 Manilla Road, Bristol, BS8 4ED

www.hydes.co.uk



14 Manilla Road, Bristol, BS8 4ED

A light, airy and spacious two double bedroom apartment set within this attractive Victorian townhouse offering some pleasant outlooks, in a quiet and convenient location within easy level walking distance of Clifton Village and it's many sought after amenities. The generous accommodation offers a large living room with ample room for living and formal dining furniture. The kitchen/breakfast room offers a range of floor and wall mounted units providing plenty of storage and ample room for a large breakfast table. The shower room offers a large shower and wash hand basin. Further to this there are two generous double bedrooms both which offer more than enough room for a double bed and further bedroom furniture. Lastly there is a separate WC and a spacious and light landing area, which has a large and very attractive light lantern above it. It should be noted this property is offered for sale without any onward chain.



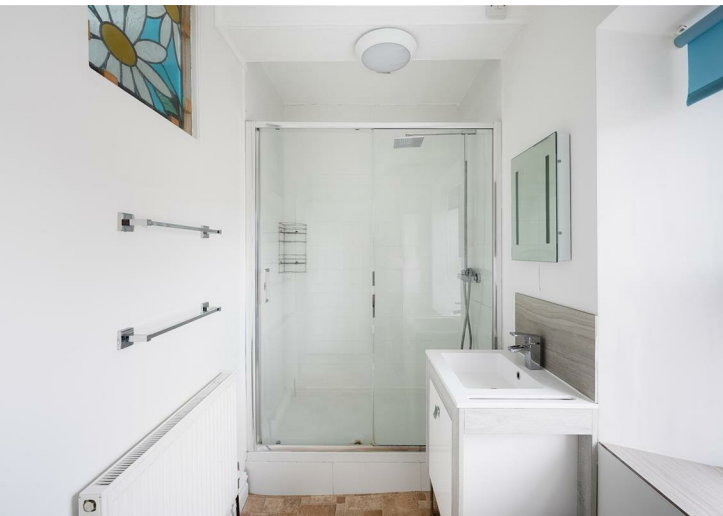
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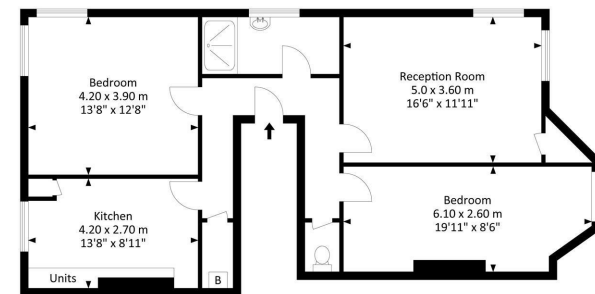


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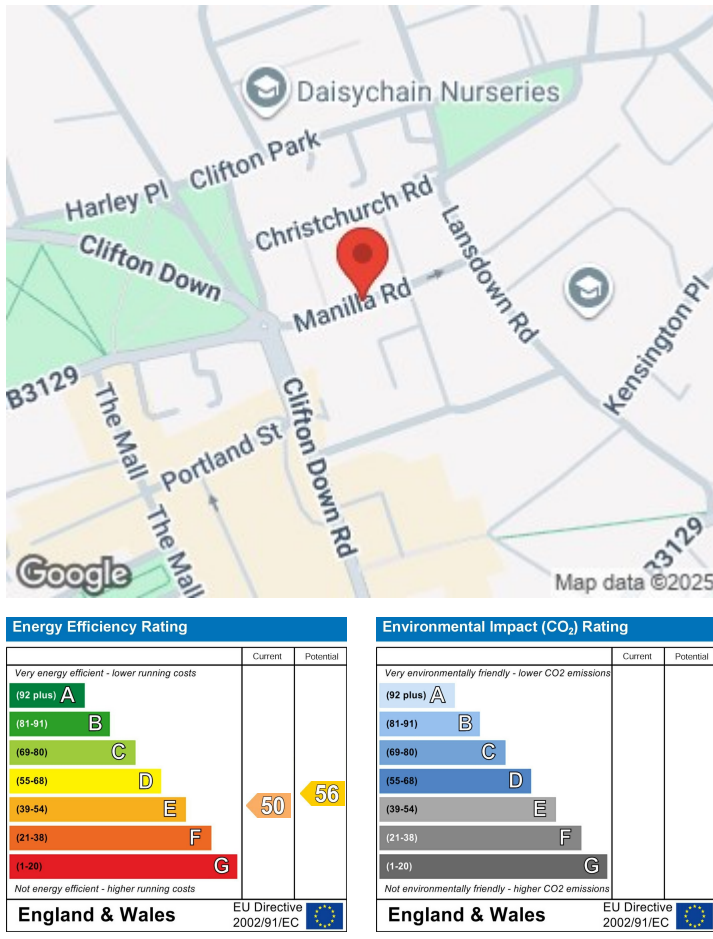
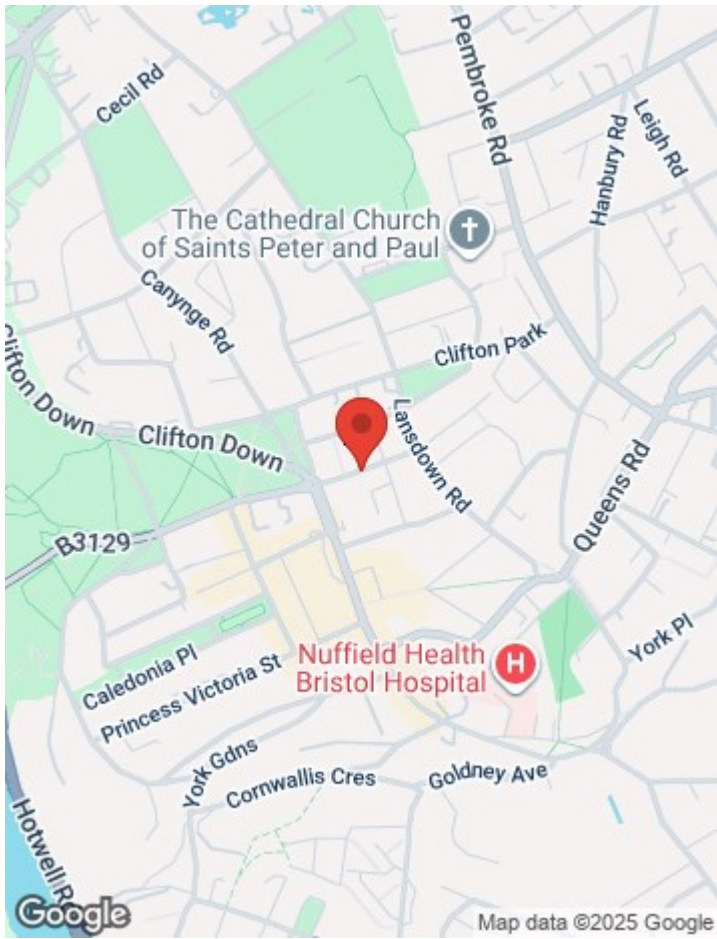
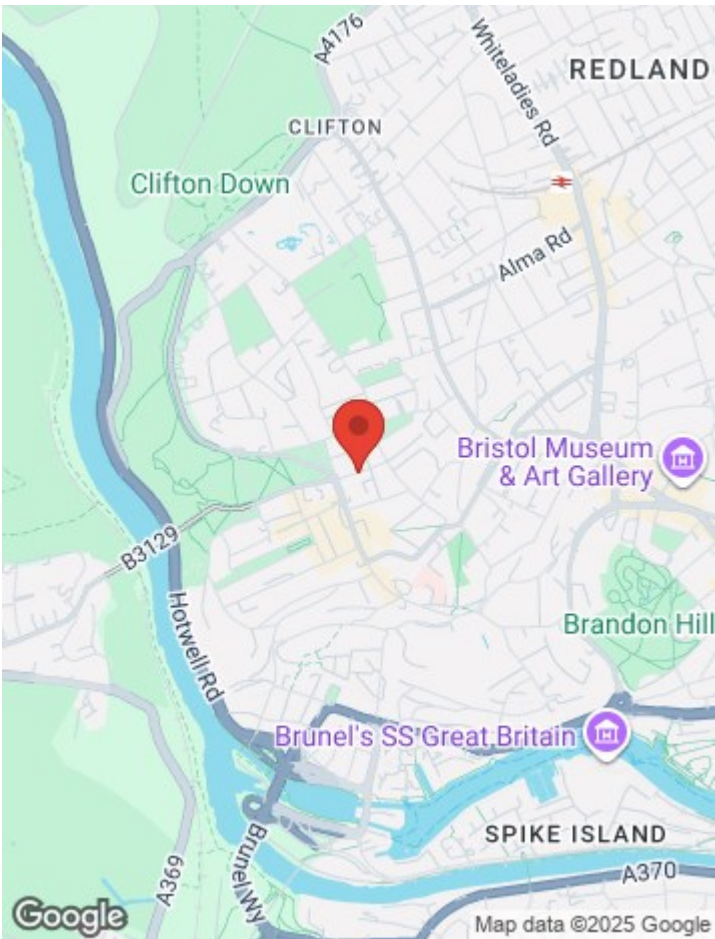


**Manilla Road, Clifton,
Bristol BS8**

Approx. Gross Internal Area
834.52 SqFt - 77.53 SqM



For illustrative purposes only. Not to scale.
While every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



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	50	56
(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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IMPORTANT NOTE

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