



2 Clyde Mews, Redland, Bristol BS6 6QW

www.hydes.co.uk



2 Clyde Mews, Redland, Bristol BS6 6QW

UNEXPECTEDLY BACK TO THE MARKET - A wonderful opportunity to purchase a 'turn key' beautifully presented three bedroom mews house situated in this well regarded, quiet cul-de-sac with an attractive southwest facing landscaped garden. The property further benefits from off street undercroft parking, an integral garage, double glazing throughout the property, a recently renovated kitchen and new heating system. Constructed in 1989 the accommodation is set over three floors, the principal reception room being situated on the first floor and overlooking the rear garden. The ground floor houses a large full width, well appointed kitchen diner, that has large double doors allowing plenty of natural light in to the room and access on to the aforementioned south west facing landscaped garden. Further to this there is a spacious entrance hallway, garage and downstairs WC. The master bedroom (situated on the first floor) has an en-suite dressing area and a beautifully appointed shower room. The top floor provides two further bedrooms both of which are served by a sizeable and an attractively finished bath and shower room.



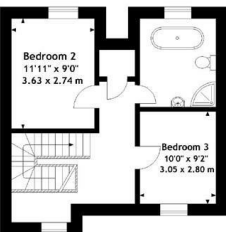
3



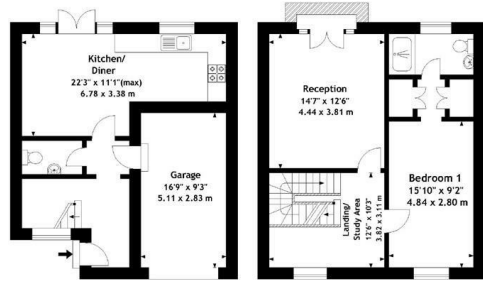
1



2



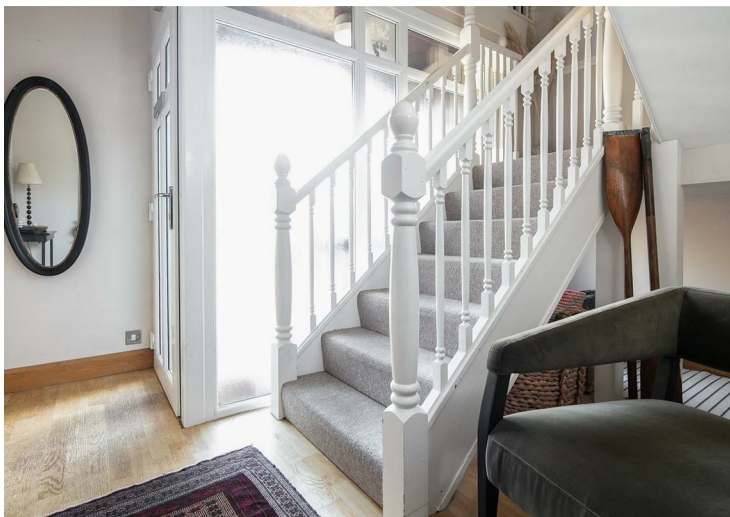
Second Floor

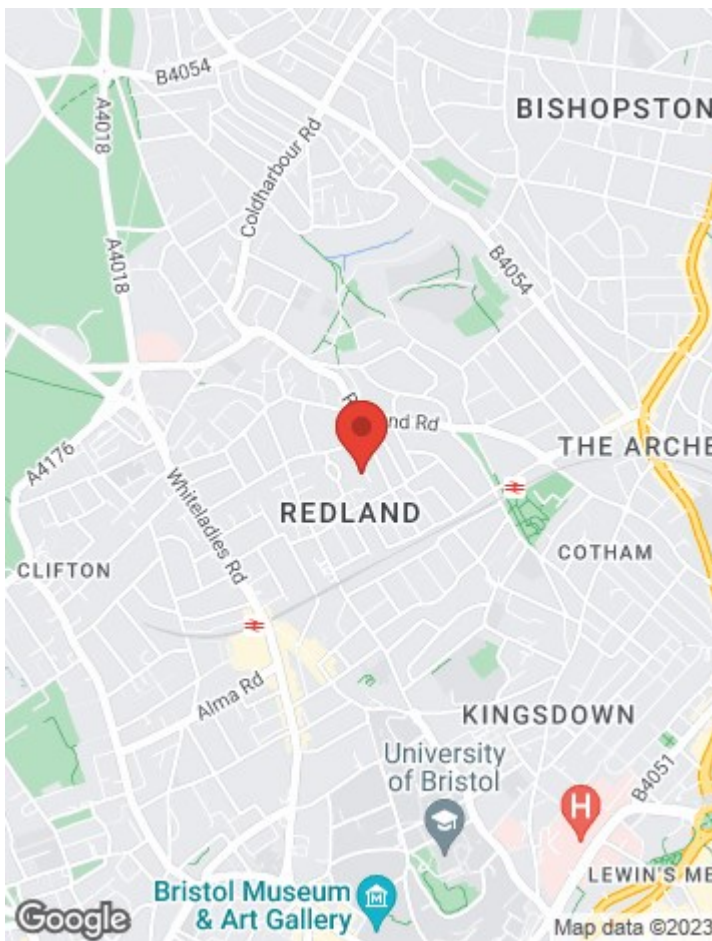


Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst 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.
Floor Plan produced by Energy Plus.





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			
		71	83
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



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.