

The Dell Church Lane, Bristol, BS8 3SP

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A charming, detached cottage situated in a very special private location in the desirable location of Lower Failand. The property requires a complete program of modernisation and refurbishment being offered for sale for the first time in 59 years. No onward chain and therefore available for immediate acquisition.



3



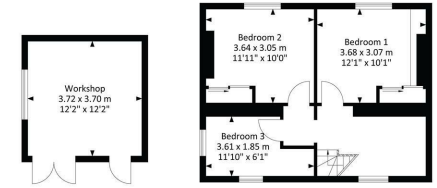
1



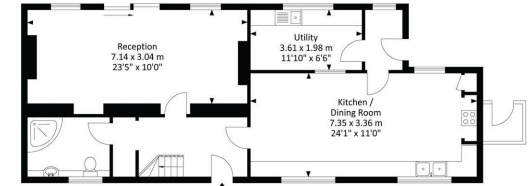
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Approx. Gross Internal Area
 1383.30 Sq.Ft - 128.50 Sq.M
 (Total area includes Workshop)

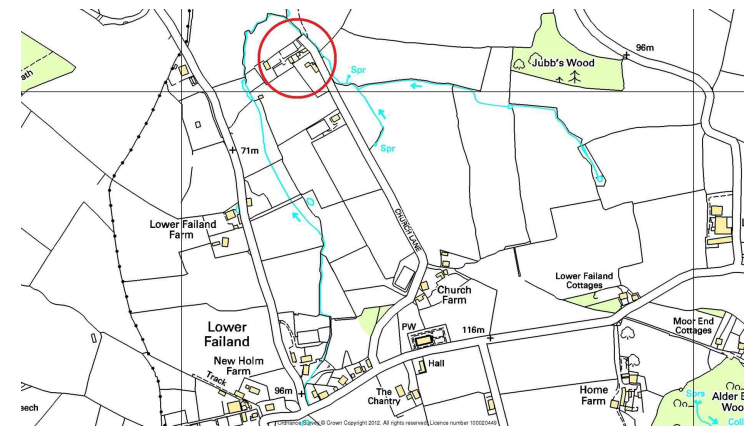


First Floor



Ground Floor

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			77
		30	
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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