

12 Church Lane, Bristol, BS8 4TX

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A charming end of terrace two bedroom cottage, in need of refurbishment, set in the heart of the ever popular Clifton Wood, close to Clifton Village, the Harbourside and the City Centre. Being on the end of the terrace the property benefits from wider than average proportions and a number of dual aspect windows meaning the house is particularly light.

The subject property offers pleasant accommodation over two floors and includes a spacious open plan living/dining room on entry. Further to this there is a well proportioned kitchen breakfast room to the rear allowing plenty of room for a breakfast table. This leads on to a pleasant conservatory overlooking the walled rear garden, which offers a sunny aspect and a good deal of privacy.

The first floor provides two generous double bedrooms the master to the front provides a pleasant outlook and plenty of built in wardrobe storage. The second bedroom overlooks the rear garden and also offers fitted wardrobes. The family bathroom offers a bath with an overhead shower, low level WC and a wash hand basin.

It should be noted this property is offered for sale without an onward chain.



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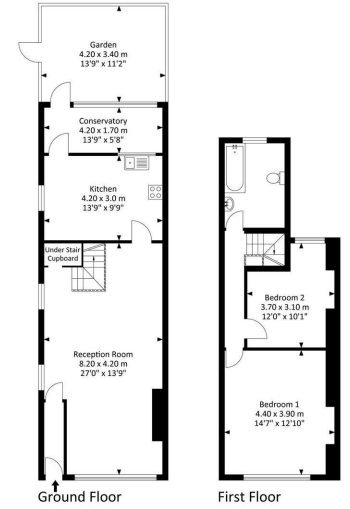
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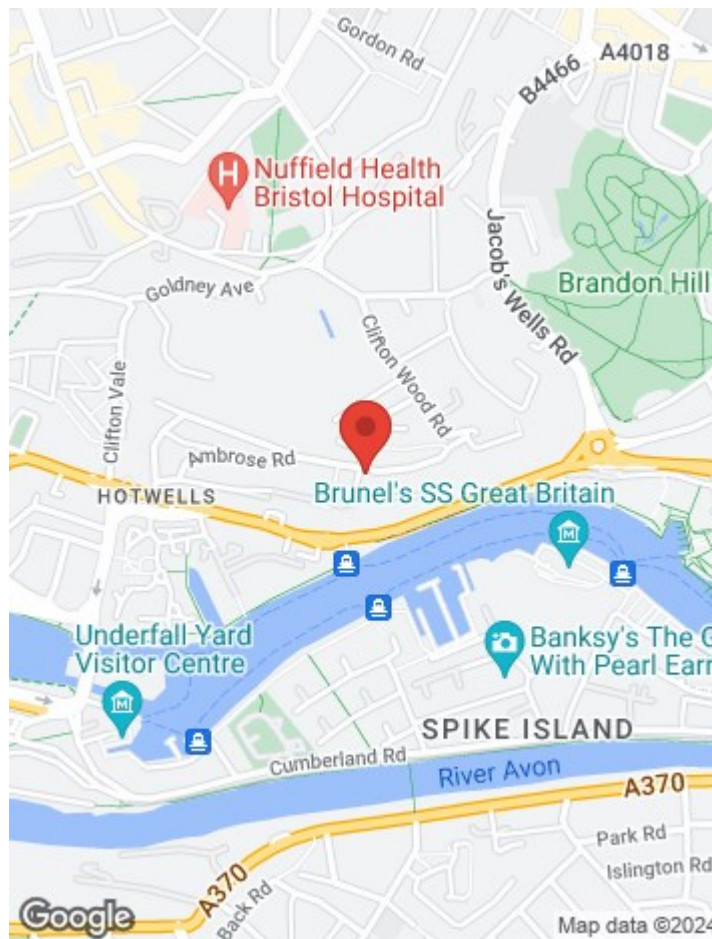
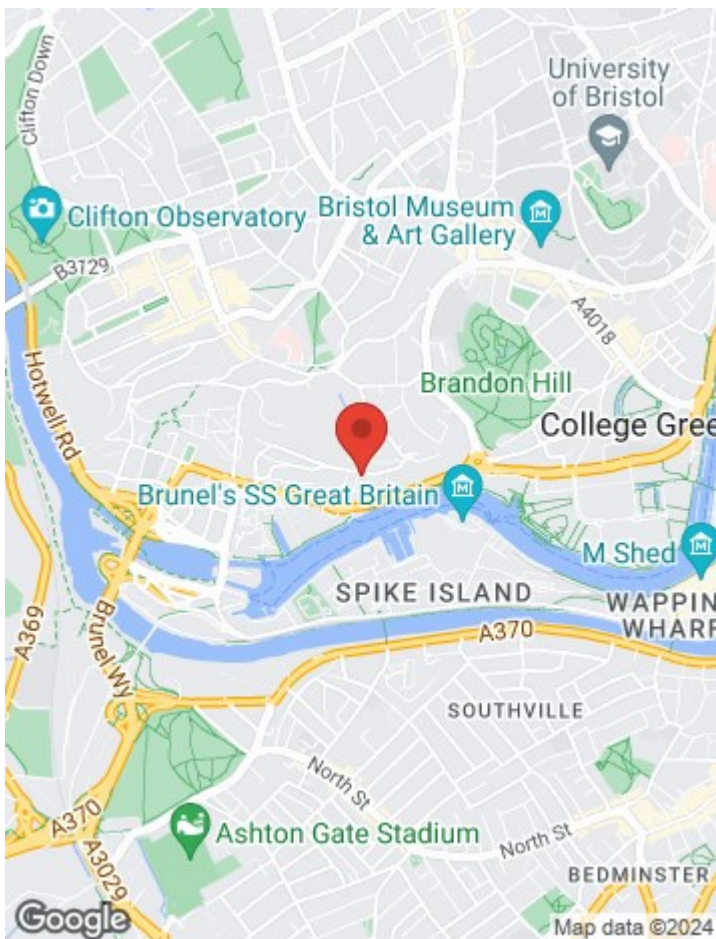


Approx. Gross Internal Area  
1006.53 Sq.Ft - 93.51 Sq.M



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.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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