

13 Vyvan Terrace, Bristol, Gloucestershire BS8 3DG

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A Fabulous Self-Contained Garden apartment set in one of Clifton's most prestigious Georgian Terraces, benefitting from a private South Facing rear garden, 2 Bedrooms, Kitchen/Breakfast Room, Sitting/Dining Room, Bathroom and Utility Room.



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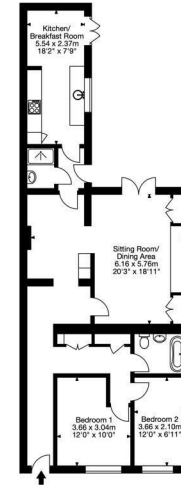
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Garden Flat, 13 Vyvyan Terrace,
Bristol BS8 3DG
Approx. Gross Internal Area
979 Sq Ft - 91 Sq M





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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