



23 Church Road, Bristol, BS8 3QP

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## 23 Church Road, Bristol, BS8 3QP

A recently constructed detached residence of around 3420 square feet (317m<sup>2</sup>), nestled away in a private setting behind automated gates in this highly regarded village on the edge of the city.



5



2



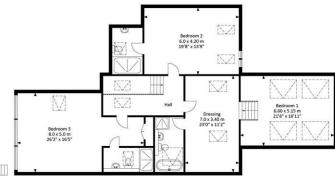
5



**Hydes**  
Approx. Gross Internal Area  
3420.23 Sq.Ft - 317.75 Sq.M



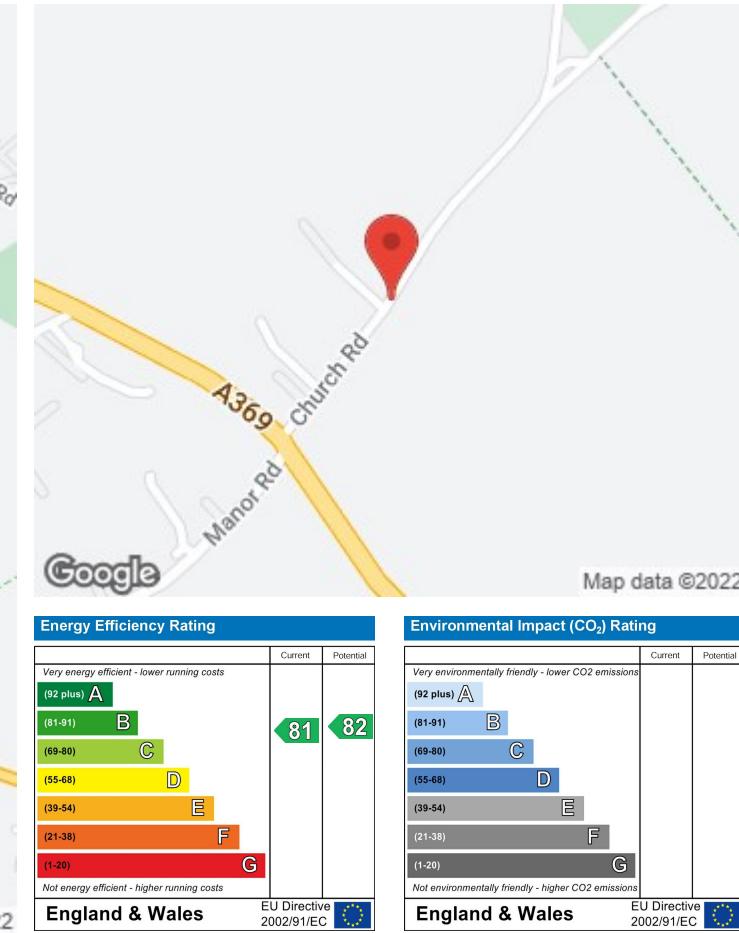
Ground Floor



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.





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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## IMPORTANT NOTE

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