



7A The Avenue, Bristol, BS9 1PD

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OFFERS INVITED BETWEEN £975,000 AND £1,100,000 - BEST AND FINAL OFFERS ARE SOUGHT FOR THIS PROPERTY BY 12PM ON FRIDAY 10TH JUNE 2022. PLEASE CONTACT OUR OFFICE FOR A LETTER EXPLAINING THE PROCEDURE. A unique and contemporary style detached family home set in undoubtedly one of Sneyd Park's most coveted tree lined avenues, and yet within 500 yards walking distance of the famous Clifton Downs. The property's split-level accommodation (circa 2,149 sq. ft) is cleverly arranged over two floors, with two generous timber sun decks enjoying a South Westerly facing aspect, ideal for external dining and entertainment. The house enjoys private landscaped gardens to the front and rear as well as a covered carport/entrance, which in turn leads to an integral garage. The driveway provides off street parking for 3 cars and has automated entrance gates opening onto The Avenue.



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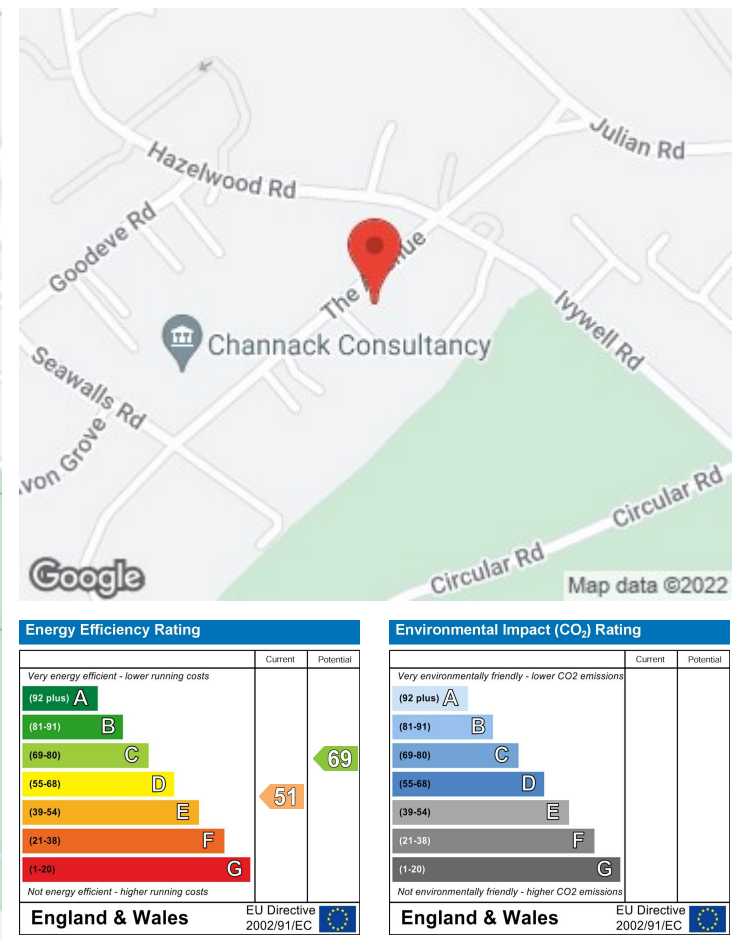


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7A The Avenue,
Sneyd Park,
Bristol BS9 1PD
Main House
2149 Sq Ft - 200 Sq M
Garage
157 Sq Ft - 15 Sq M
Total Area
2306 Sq Ft - 215 Sq M





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			
		51	69
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

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.