



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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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



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

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