



34 Chantry Road, Bristol, BS8 2QD

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## 34 Chantry Road, Bristol, BS8 2QD

OFFERS ARE INVITED BETWEEN £475,000 & £525,000. A recently built two bedroom, two bath/shower room Mews house conveniently situated in a quiet, private backwater just off Whiteladies Road. This very well-designed home offers a great alternative to a flat in Clifton with many advantages such as integral garaging, an outside courtyard area, balcony and the careful oversight of a well-run management company that carefully maintains the development. In our opinion this rather unique mews house could appeal to a number of differing buyer demographics whether upsizing from a flat, downsizing from a larger house, seeking a pied a terre or 'lock up and leave' or indeed a sound rental investment given its popular location with car parking. One of the most predominant features of the property is a 20'5 x 17 (6.23 x 5.19) open plan vaulted living/kitchen space that opens directly to a balcony. It should also be noted that, unlike many properties in this price range, we are advised that there are no restrictions on keeping any pets.



2



1



2





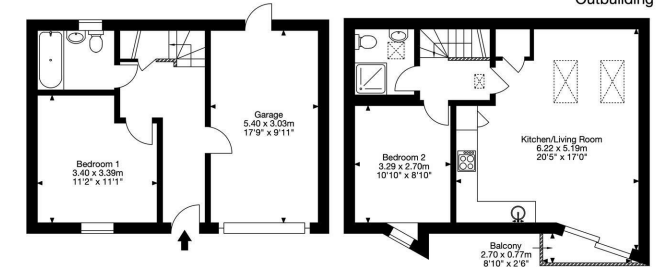
34 Chantry Road,  
Clifton, Bristol BS8 2QD  
Main House  
752 Sq Ft - 70 Sq M  
Outbuilding  
13 Sq Ft - 1 Sq M  
Garage  
176 Sq Ft - 16 Sq M  
Total Area  
941 Sq Ft - 87 Sq M



Storage  
1.30 x 0.91m  
4'3" x 3'0"



Outbuilding



Ground Floor

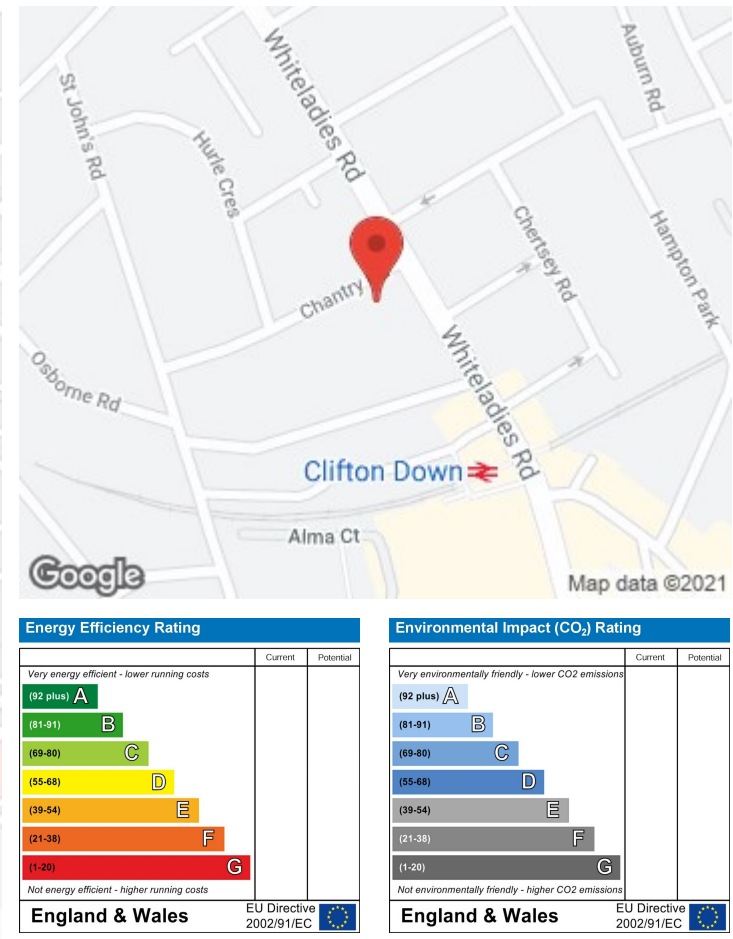
First Floor

Images are for illustrative purposes only. Please contact the agent for more information. All measurements are approximate and should not be relied upon for legal purposes. The agent is not responsible for any errors or omissions.

Capture.







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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