

7 Palmerston Road, Bristol, BS6 7RH

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## 7 Palmerston Road, Bristol, BS6 7RH

OFFERS INVITED BETWEEN £700,000 - £750,000 - A beautifully presented 4 bedroom house situated on a quiet, and conveniently located road within the sought after area of Westbury Park. The property is situated close to the highly regarded Westbury Park Primary School and Redland Green School as well as being near all of the amenities on North View, Coldharbour Road and Henleaze Road as well as being in close proximity to the Downs. The property benefits from a particularly open outlook to the rear and a sunny landscaped rear garden. VIEWINGS COMMENCE SATURDAY 16TH OCTOBER



4



2



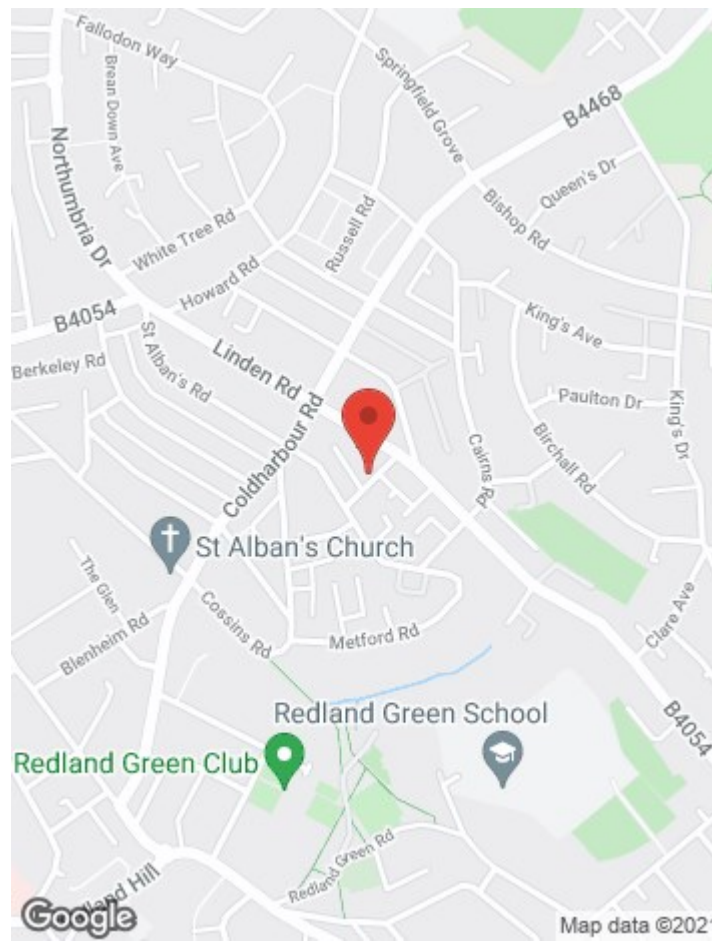
2



Approx. Gross Internal Area  
1505.0 Sq.Ft - 139.8 Sq.M



For illustrative purposes only. Not to scale.  
While 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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