

5 Oldfield Road, Bristol, BS8 4QQ

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(Offers are invited between £465,000 and £495,000) A most attractive two bedroom Victorian terraced house situated within this popular road within only three quarters of a mile of Clifton Village and Bristol's floating harbour. The property has been lovingly maintained and improved under the current ownership and offers well presented, character filled accommodation arranged over three floors and well-tended courtyard gardens to both the front and rear. The house retains some lovely features, including restored sash windows, panelled internal doors as well as a log burner to the fireplace in the dining room, to name but a few. In summary, a really charming and practical freehold alternative to some similarly priced flats in the locality.



2



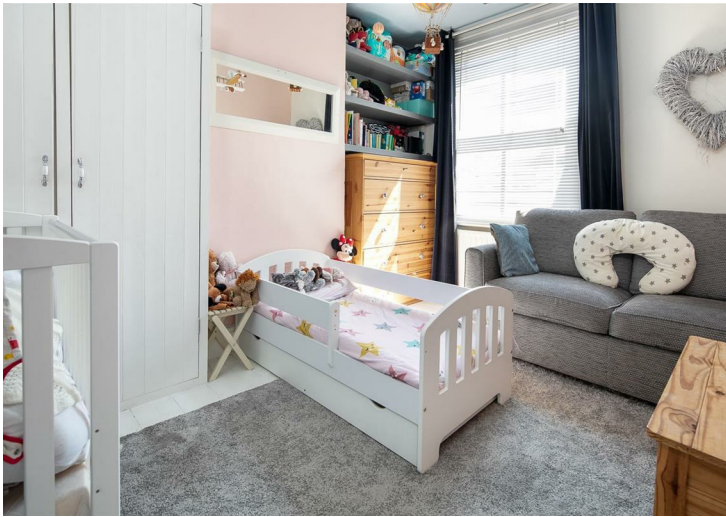
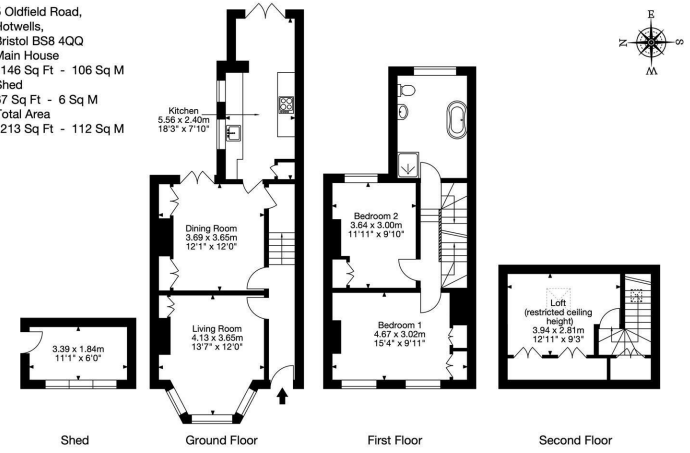
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1



5 Oldfield Road,
Hotwells,
Bristol BS8 4QQ
Main House
1146 Sq Ft - 106 Sq M
Shed
67 Sq Ft - 6 Sq M
Total Area
1213 Sq Ft - 112 Sq M



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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			
			78
		55	
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			
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

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