



128 Westbury Road, Bristol, BS9 3AR

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A CHARMING DETACHED RESIDENCE, ENJOYING A PROMINENT ELEVATED POSITION, AND ENVELOPED BY PLEASANT LEVEL GARDENS. THIS WONDERFUL PROPERTY IS IN NEED OF UPDATING BUT OFFERS A DISCERNING BUYER THE OPPORTUNITY TO CREATE A FABULOUS FAMILY HOME IN A DESIRABLE LOCATION, WITH VERSATILE ACCOMMODATION AND AFFORDING EXCELLENT ACCESS TO THE CITY. THE PROPERTY IS CURRENTLY ARRANGED AS SIX BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS, KITCHEN BREAKFAST, STUDY AND A CONSERVATORY. OFF STREET PARKING AND A DETACHED GARAGE ADD TO THIS QUALITY OFFERING.



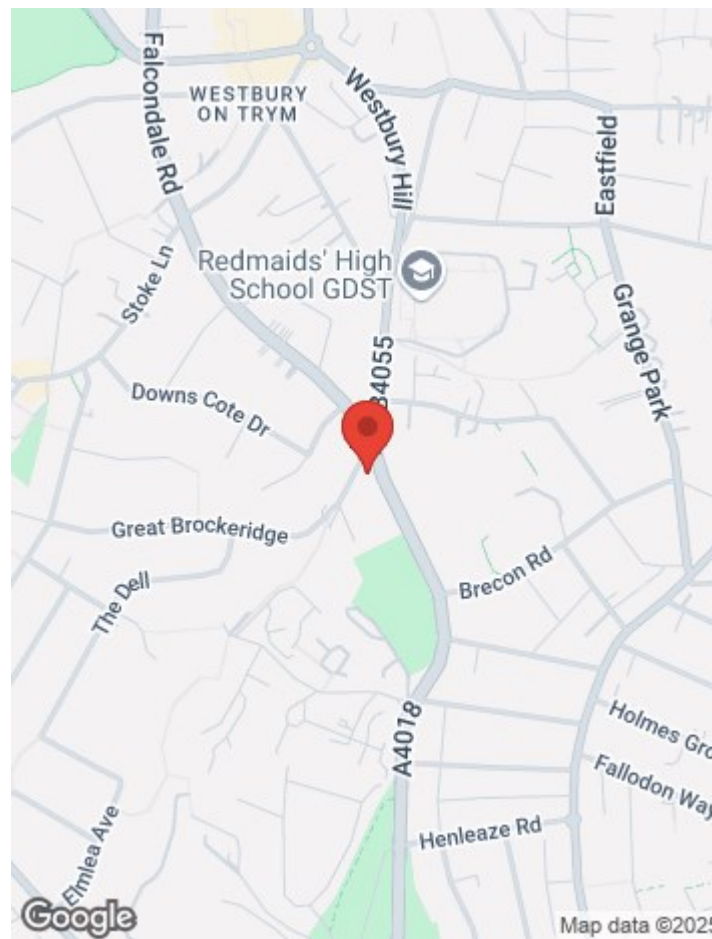
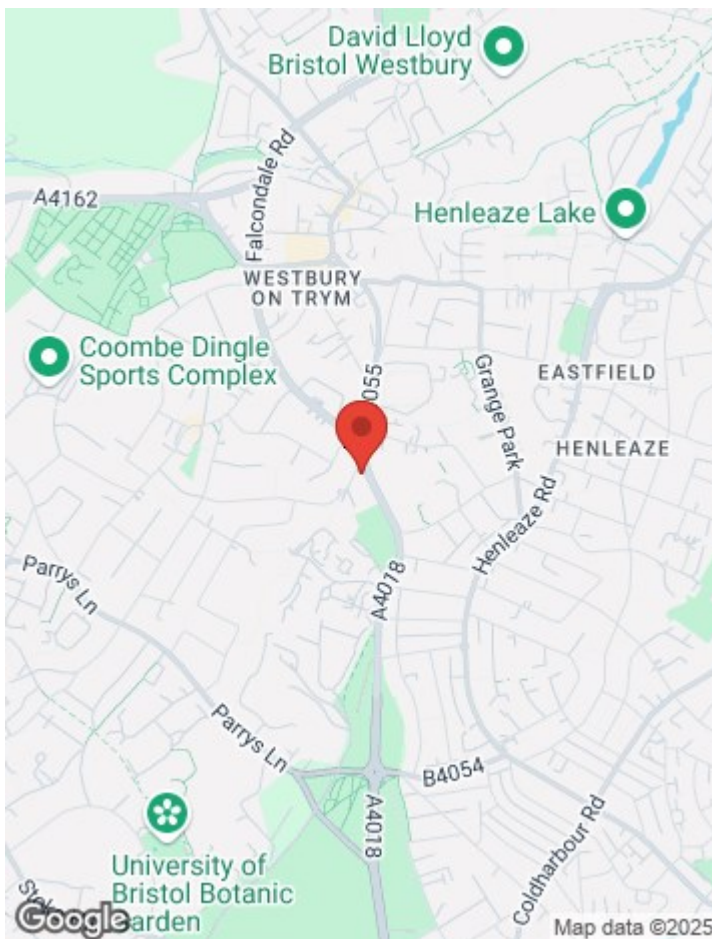
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	73
England & 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

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