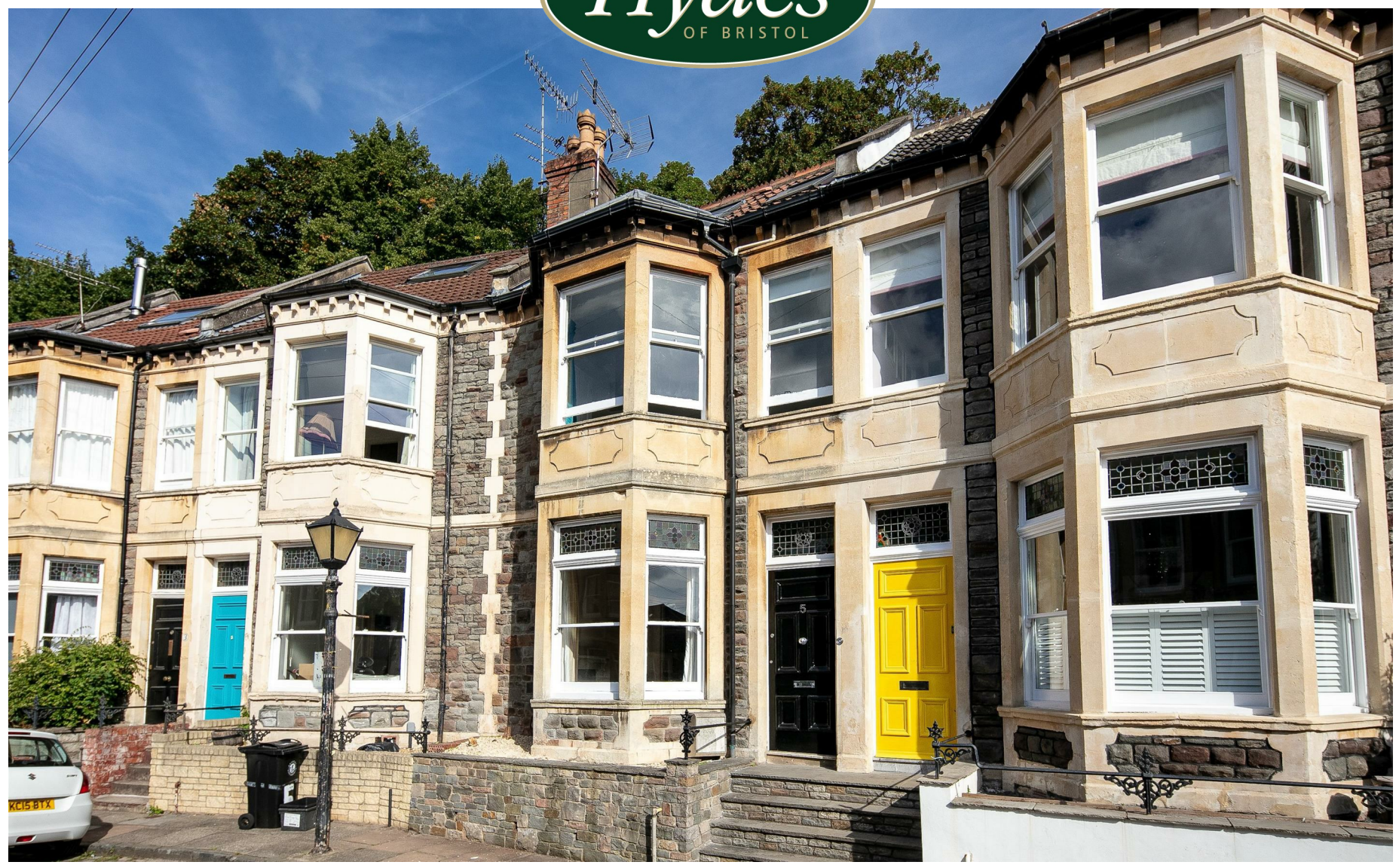




5 Cornwallis Avenue, Bristol, BS8 4PP

www.hydes.co.uk



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BEST AND FINAL OFFERS ARE INVITED BY MIDDAY THURSDAY 15TH SEPTEMBER - PLEASE CONTACT US SHOULD YOU REQUIRE MORE INFORMATION ON THE PROCESS. A beautifully presented 4 bedroom Victorian townhouse set in a quiet and convenient location within easy walking distance of the centre of Clifton Village, the Harbourside and the City Centre which is being offered for sale with no onward chain.

Set within a quiet cul de sac close to the Polygon the subject property offers a turn key experience and pleasant, light accommodation over three floors with an attractive landscaped town garden to the rear. The hall floor consists of two well proportioned reception rooms which have been opened up to each other and a conservatory/dining area leading to a beautifully appointed kitchen.

The first floor offers three double bedrooms and a family bathroom and a loft conversion to the top floor provides a further spacious double bedroom with a stunning ensuite shower room.

Outside the property provides the aforementioned raised and sunny landscaped garden to the rear accessed via the conservatory/dining area up a short flight of stone steps. The rear garden has been attractively decked in the main, with raised flower beds to the rear.



4



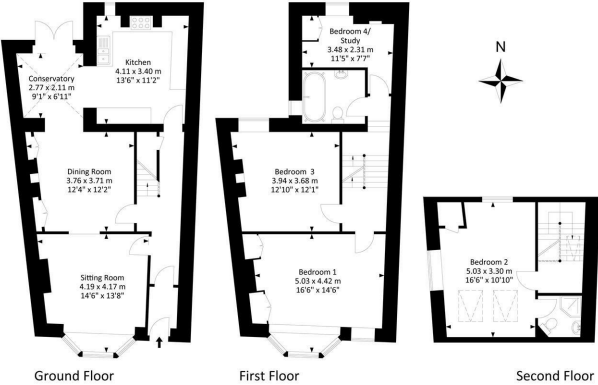
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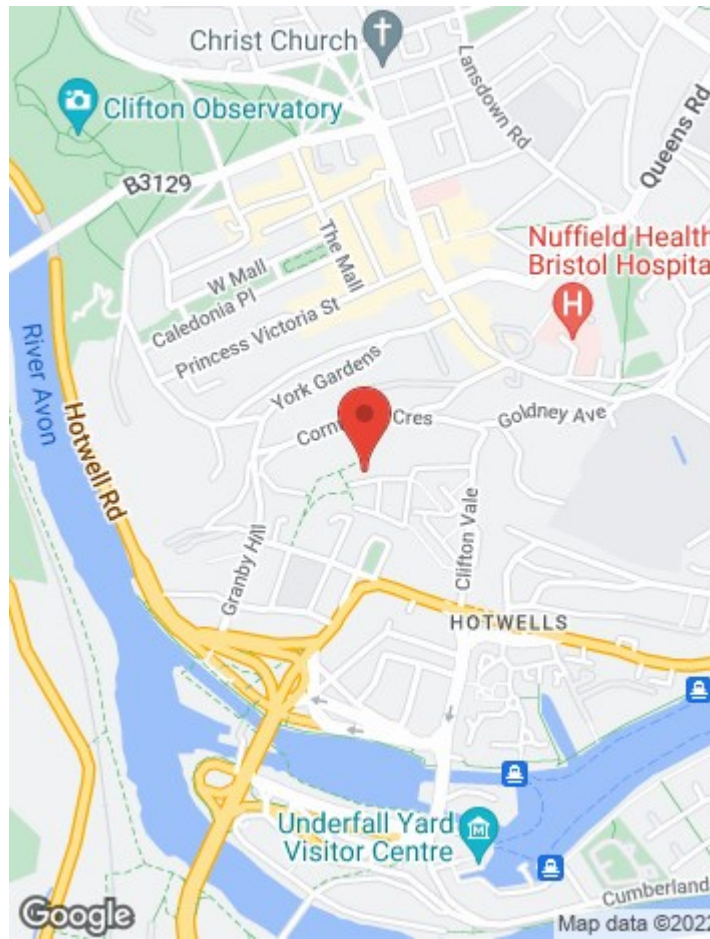
2



Approx. Gross Internal Area
155 | Sq.Ft - 144 Sq.M



For illustrative purposes only. Not to scale.
Whilst 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 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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