

17 Vyvyan Road, Bristol BS8 3AD

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## 17 Vyvyan Road, Bristol BS8 3AD

A rare opportunity to acquire a charming and beautifully presented modern Mews house, in the very heart of Clifton, situated in a quiet residential backwater. Constructed in 2013 to a very high specification, the accommodation (circa 1307 sq. ft.) is arranged over two floors and includes an integral garage and private courtyard garden to the rear.

Key features include solid oak internal doors and architraves, deep set aluminium double glazed windows and bi-fold doors, multimedia wiring, comprehensively fitted kitchen, low energy LED lighting and luxuriously appointed bath/shower. Offered for sale with no onward chain.



3



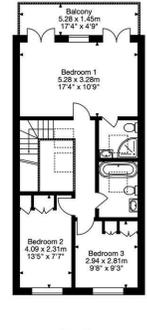
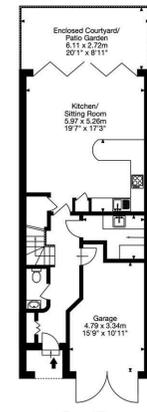
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2



The Mews House,  
17 Vyvyan Road,  
Clifton,  
Bristol BS8 3AD  
Main House  
1140 Sq Ft - 106 Sq M  
Garage  
167 Sq Ft - 15 Sq M  
Total Area  
1307 Sq Ft - 121 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			
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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