

52a Church Road, Bristol, BS8 3QU

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## 52a Church Road, Bristol, BS8 3QU

A charming three bedroom semi-detached cottage situated on the highly regarded Church Road in the popular village of Abbots Leigh, only two miles from Clifton. This cottage is in an enviable position within the village, and has a fantastic rural outlook to the rear over neighbouring farmland towards the tree line of Leigh Woods on the horizon. Offered for sale for the first time in over 20 years this little gem of a home has been greatly enjoyed by the present owner and now offers an incoming purchaser a chance to put their own stamp on it through some modernisation. The attractive stone facade gives the impression of a much older cottage, however we are advised that 52A was converted in the 1970s from a wing into an independent dwelling. Advantages include the 69' x 18'3 (21.3 x 5.6m) mature cottage garden to the front; courtyard garden with grapevine and great view to the rear; open-plan, ground floor living space (measuring some 23'6 x 21'2 (7.16 x 6.46m)); driveway parking and a large single garage.



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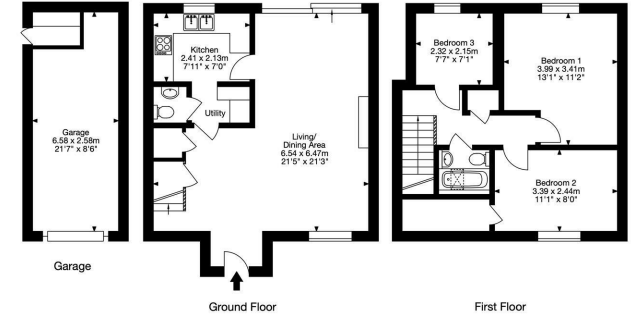


52A Church Road,  
Abbots Leigh,  
Bristol BS8 3QU

Main House  
920 Sq Ft - 85 Sq M

Garage  
183 Sq Ft - 17 Sq M

Total Area  
1103 Sq Ft - 102 Sq M



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**Capture.**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(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			83
(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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