Hydes
OF BRISTOL

52 Flax Bourton Road, Bristol, BS8 3UN

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A detached four/five-bedroom house in the popular village of Failand measuring some 2,600 square feet in size and occupying a plot approaching quarter of an acre. The property enjoys a stunning open outlook across open farmland opposite yet is only moments from Clifton Village across the world-famous Clifton Suspension Bridge.
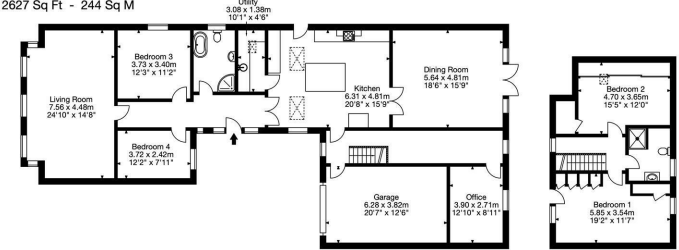
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2

52 Flax Bourton Road,
Failand,
Bristol BS8 3UN
Main House
2368 Sq Ft - 220 Sq M
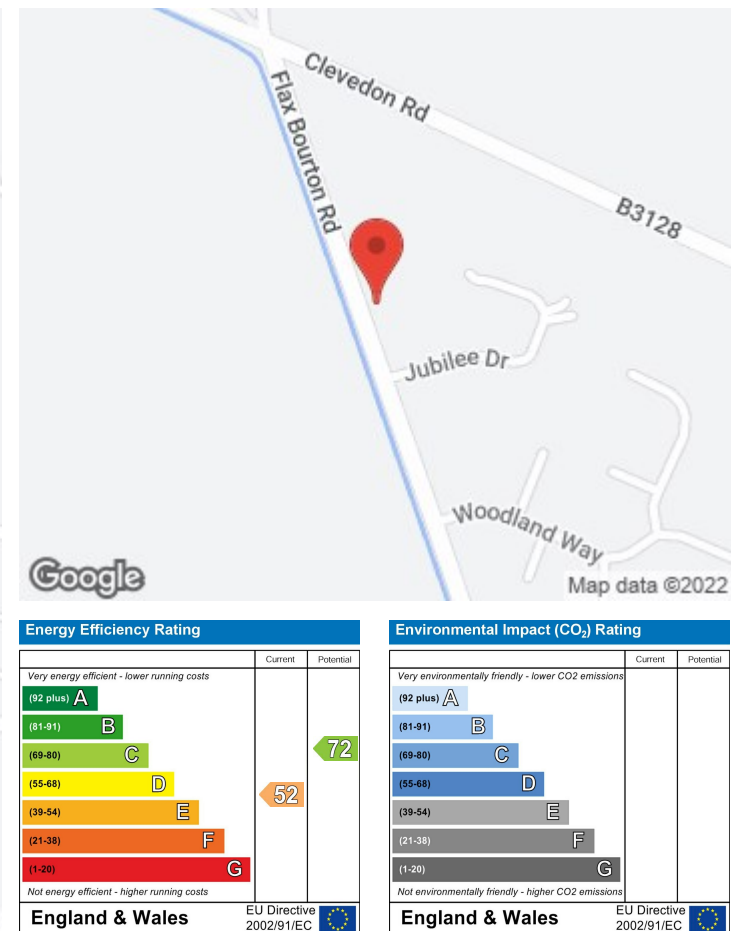Garage
259 Sq Ft - 24 Sq M
Total Area
2627 Sq Ft - 244 Sq M

Ground Floor

First Floor

Living Room
7.56 x 4.48m
24'10" x 14'8"

Bedroom 3
3.73 x 3.40m
12'3" x 11'2"

Bedroom 4
3.72 x 2.42m
12'2" x 7'11"

Utility
3.08 x 1.38m
10'1" x 4'6"

Kitchen
6.31 x 4.81m
20'8" x 15'9"

Dining Room
5.64 x 4.81m
18'6" x 15'9"

Bedroom 2
4.70 x 3.65m
15'5" x 12'0"

Garage
6.28 x 3.82m
20'7" x 12'6"

Office
3.90 x 2.71m
12'10" x 8'11"

Bedroom 1
5.85 x 3.54m
19'2" x 11'7"

Capture.

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52

1

Drain

Promap
© LANDMARK INFORMATION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

OTHER INFORMATION

Hydes
OF BRISTOL

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