



26 Canynge Square, Bristol, Gloucestershire BS8 3LB

www.hydes.co.uk



26 Canynge Square, Bristol, Gloucestershire BS8 3LB

An impressive Hall Floor Apartment set in an attractive Grade II listed townhouse in Clifton's Canynge Square, offering accommodation that reflects the original period room sizes. The property features dual aspect balconies from the principal reception room as well as benefitting from private off street parking and a dedicated private entrance from the parking area at the rear of the property, in addition to level ground floor access via the main entrance on Canynge Square.

This delightful apartment has recently been upgraded by the current owner, and the well-proportioned accommodation benefits from large sash windows, allowing light to cascade into all of the living rooms. The working shutters and high ceilings throughout are complemented by many original features and add to the charm of this unique opportunity. The accommodation briefly comprises of the wonderful living room, separate kitchen, master bedroom, second bedroom and a well appointed stylish shower room.

Outside the property has the additional benefit of off street parking for one car and the aforementioned balconies and private rear entrance. The property also benefits from the use of the central gardens of Canynge Square and enjoys an open outlook to the rear of the property.

It should be noted the property this property is offered for sale with no onward chain.



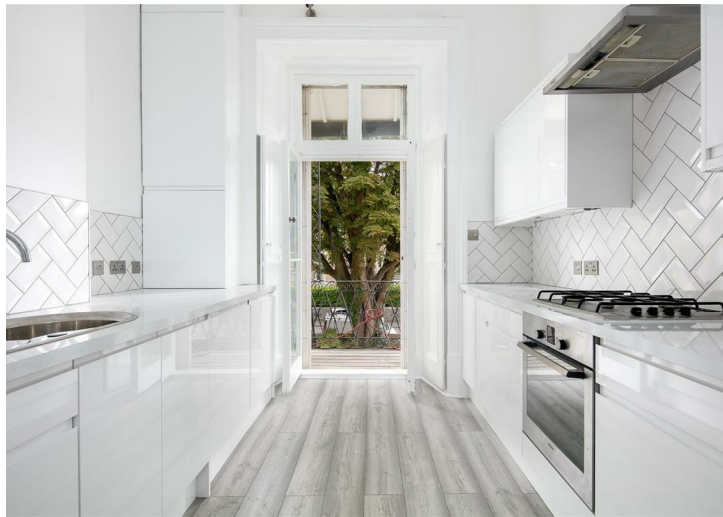
2



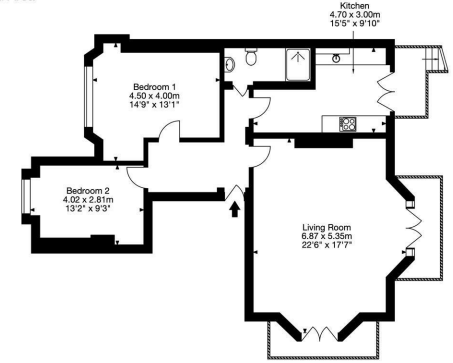
1



1



26 Canynge Square, Clifton,
Bristol BS8 3LB
Approx. Gross Internal Area
904 Sq Ft - 84 Sq M

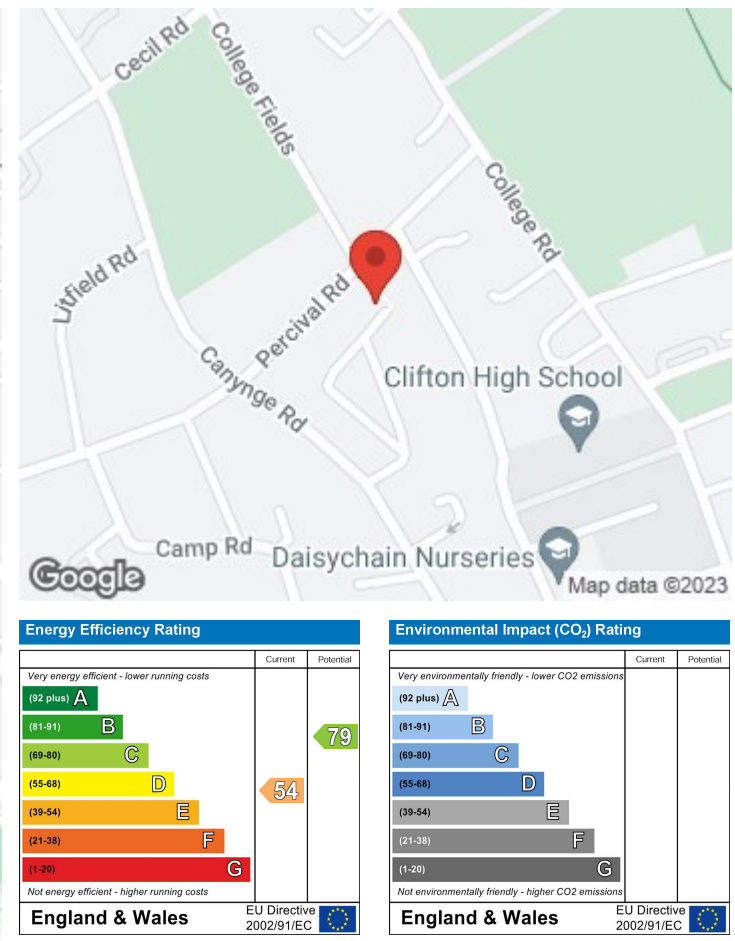


Ground Floor

© 2024 Capture. All rights reserved. This is a virtual representation of the property and does not constitute an offer of real estate. For more information, please contact your local real estate agent.

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 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

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.