

6 Worcester Road, Bristol, BS8 3JL

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An impressive 5 bedroom Victorian family town house situated in undoubtedly one of Clifton's more popular residential roads close to Clifton College and enjoying off street parking and a private south westerly facing courtyard garden. Built circa 1860 and retaining many of its original features, the comfortable accommodation (circa 2835 sq ft) is arranged over three floors with a small but usable basement / utility and study reached off the entrance hall.



5



3

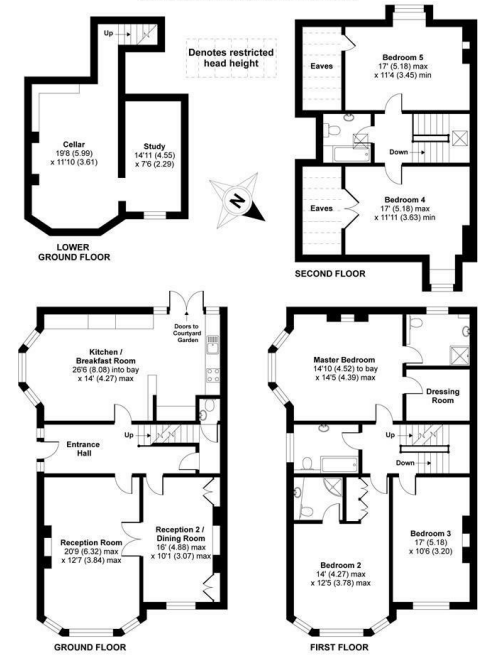


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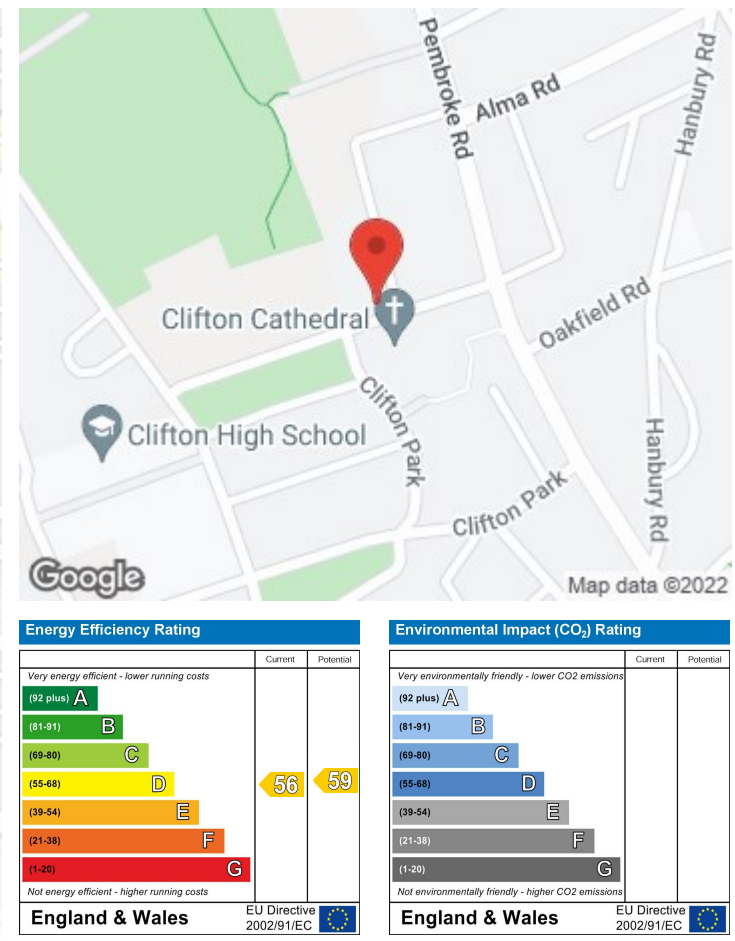
Worcester Road, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 2835 SQ FT 263.3 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & STUDY)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property depicted on this plan. Any figure given is for visual guidance only and should not be relied on as a basis of valuation.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	59
(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



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