



13 Vyvan Terrace, Bristol, Gloucestershire BS8 3DG

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### 13 Vyvyan Terrace, Bristol, Gloucestershire BS8 3DG

A Fabulous Self-Contained Garden apartment set in one of Clifton's most prestigious Georgian Terraces, benefitting from a private South Facing rear garden, 2 Bedrooms, Kitchen/Breakfast Room, Sitting/Dining Room, Bathroom and Utility Room.



2



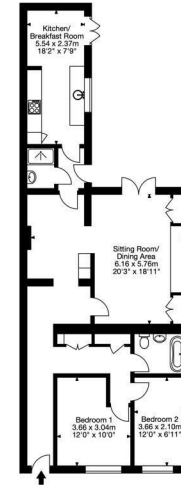
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Garden Flat, 13 Vyvyan Terrace,  
Bristol BS8 3DG  
Approx. Gross Internal Area  
979 Sq Ft - 91 Sq M





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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