



1 Goldney Avenue, Bristol, BS8 4RA

[www.hydes.co.uk](http://www.hydes.co.uk)



## 1 Goldney Avenue, Bristol, BS8 4RA

A particularly spacious 1920's (circa 3,900 sq ft) 7 bedroom semi-detached family home superbly located close to Clifton Village (approximately 500 yards walking distance). Some of the many other benefits include a lovely landscaped garden with a south westerly aspect, far reaching views over North Somerset to Dundry Hill, a large open plan living/kitchen/dining space with direct access to the garden, an ideal location for schooling, a spacious covered entertaining space at the end of the garden, a single garage and a further off street parking space.



7



3



3



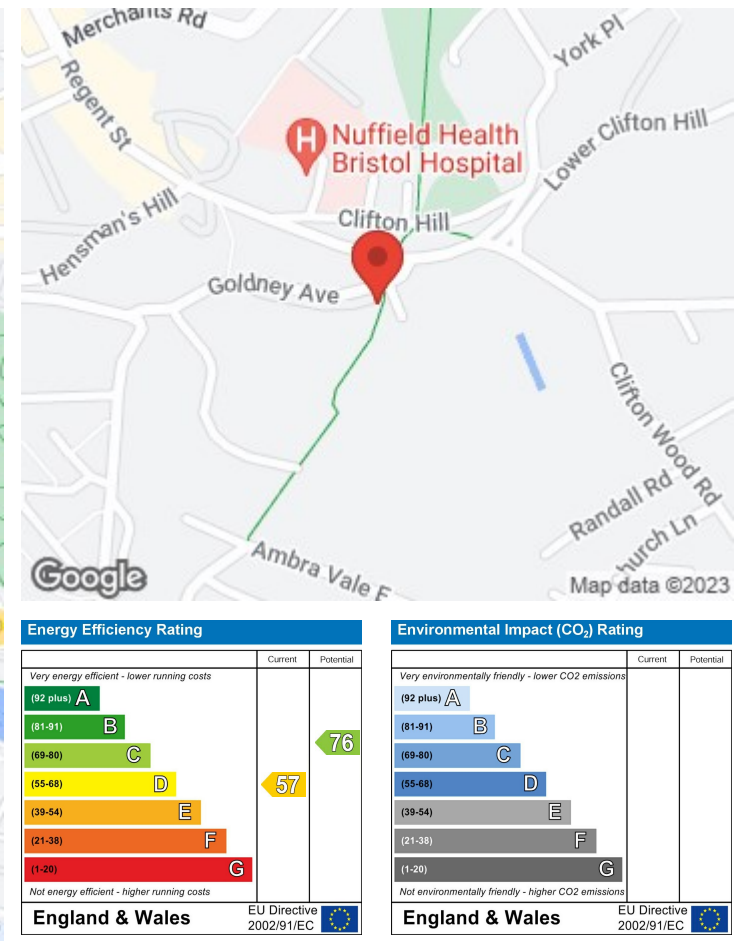
**1 Goldney Avenue,  
Bristol, BS8 4RA**  
 Approx. Gross Internal Area  
 3945.70 Sq.Ft. = 366.60 Sq.M  
 (Total area includes Garden Room/Garage)



Ground Floor      First Floor      Second Floor

For illustrative purposes only. Not to scale.  
 While every attempt has been made to ensure  
 accuracy of the floor plan all measurements are  
 approximate and no responsibility is taken for  
 any error, omission or measurement.





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			
		57	76
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**



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.