

5 Norland Road, Bristol, BS8 3LP

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## 5 Norland Road, Bristol, BS8 3LP

A generous, beautiful, and elegant Edwardian family home with versatile accommodation arranged over 3 floors, in one of Clifton's most desirable locations, with a private walled West facing garden, ample off-street parking and a double garage.



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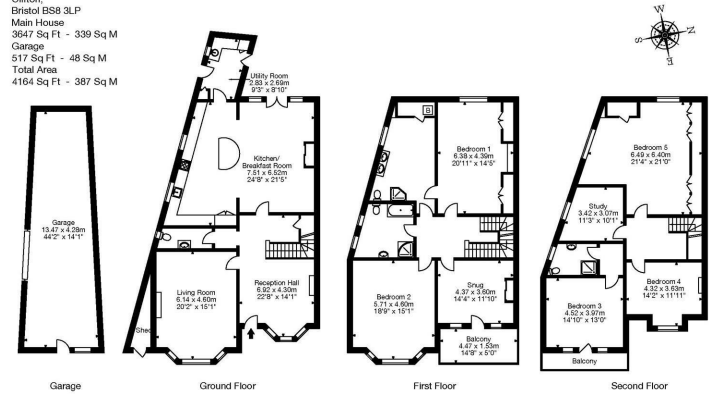
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3



5 Norland Road,  
Clifton,  
Bristol BS8 3LP  
Main House  
3647 Sq Ft - 339 Sq M  
Garage  
517 Sq Ft - 48 Sq M  
Total Area  
4164 Sq Ft - 387 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			
		57	77
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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