



35 Canynge Square, Bristol BS8 3LB

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OFFERS INVITED BETWEEN £1,875,000 AND £2,075,000 - An impressive 4/5 bedroom Grade II listed town house situated in Clifton's exclusive and highly regarded Canynge Square on the outskirts of Clifton village. Built circa 1845, Litfield Villa is a superb example of this much celebrated period of architecture and still retains many of its original features. With comfortable family accommodation arranged over 5 floors, the house further benefits from good dry cellarge and a delightful south westerly facing garden to the rear offering privacy and seclusion, a rarity in this most sought after neighbourhood.



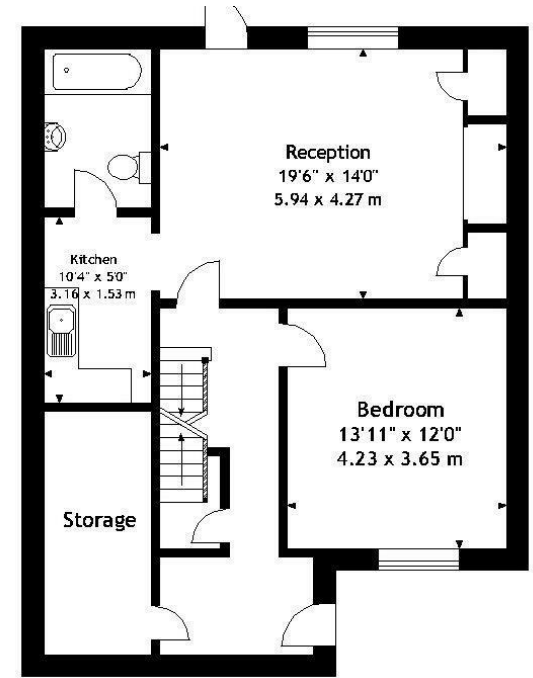
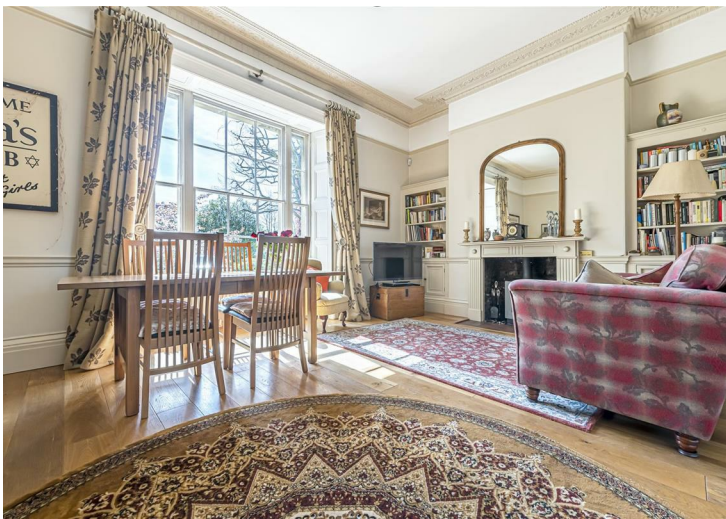
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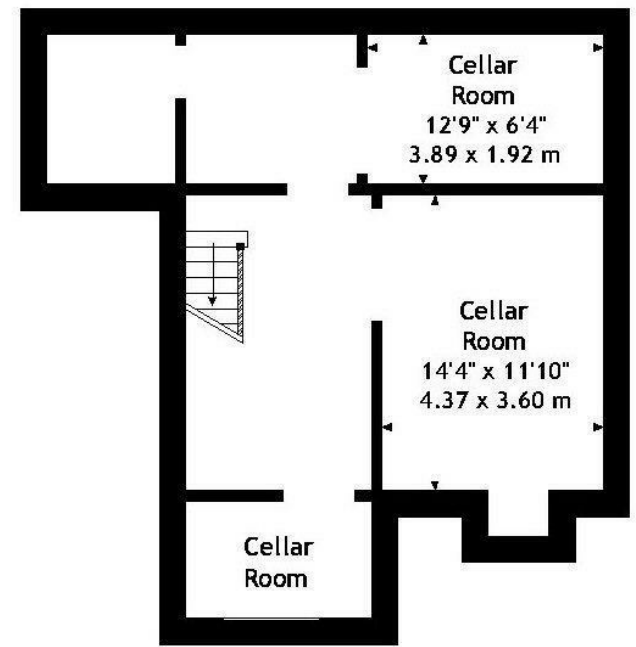
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4



Basement



cellar



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



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