



1 Goldney Avenue, Bristol, BS8 4RA

www.hydes.co.uk



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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



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 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.
 Whilst 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 | | | |
| | | | 76 |
| | | 57 | |
| 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 | | | |
| | | | |
| | | | |
| EU Directive 2002/91/EC | | | |

OTHER INFORMATION



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IMPORTANT NOTE

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