



20 Cotham Lawn Road, Bristol, BS6 6DS

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A fabulous family home in a great location, with a charming South West facing walled garden, generous accommodation throughout, four double bedrooms plus a converted loft room, off street parking and Garage.



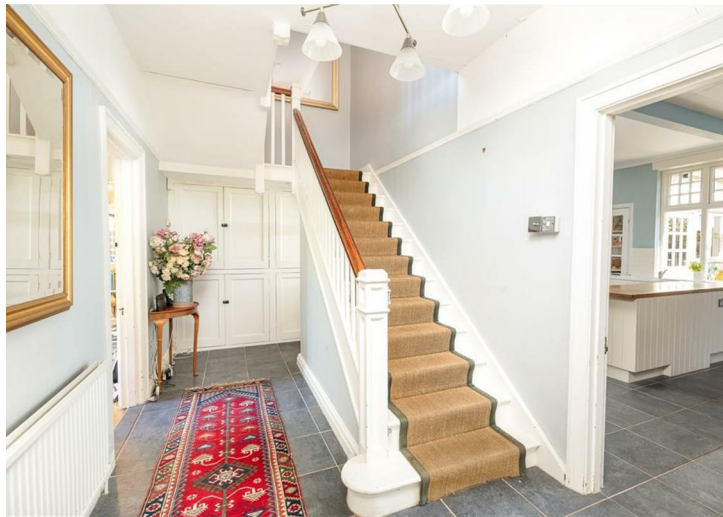
5



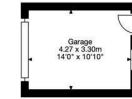
2



2



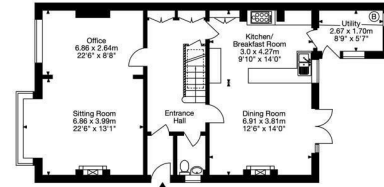
20 Cotham Lawn Road,
Bristol BS6 6DS
Main House
2207 Sq Ft - 205 Sq M
Garage
152 Sq Ft - 14 Sq M
Total Area
2359 Sq Ft - 219 Sq M



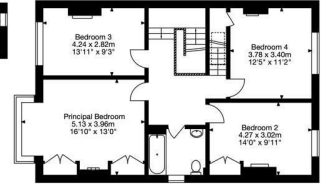
Garage



Second Floor

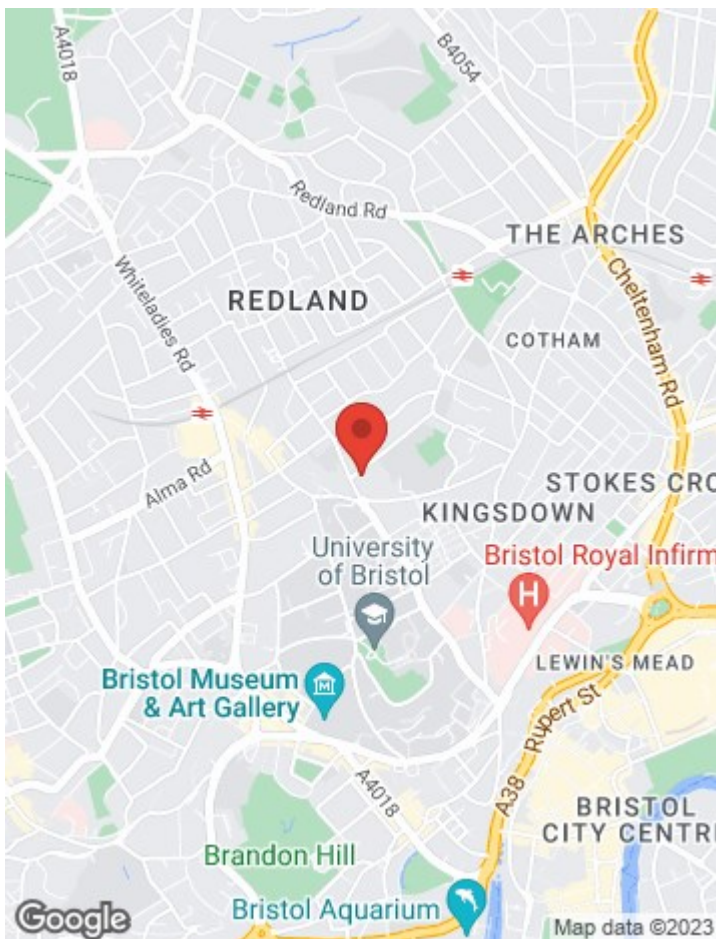


Ground Floor



First Floor





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			
		61	79
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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