

7 Ferncliffe North Road, Bristol, BS8 3NQ

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## 7 Ferncliffe North Road, Bristol, BS8 3NQ

OFFERS ARE INVITED BETWEEN £325,000 & £350,000. A beautifully presented two bedroom, first floor apartment that forms part of this stunning detached Victorian property, set in a quiet and peaceful location in the ever popular area of Leigh Woods. The flat offers the rare benefit having lift access coupled with allocated off street parking for one car. Located within easy walking distance of Clifton Village via Brunel's world famous Clifton Suspension bridge the flat has recently undergone a program of neutral redecoration and re carpeting. It should be noted this property is being sold with no onward chain and can therefore be available to those seeking immediate occupation.



2



1

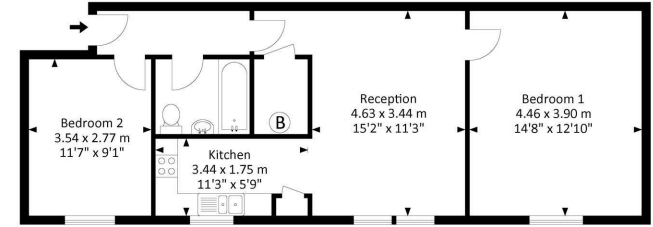


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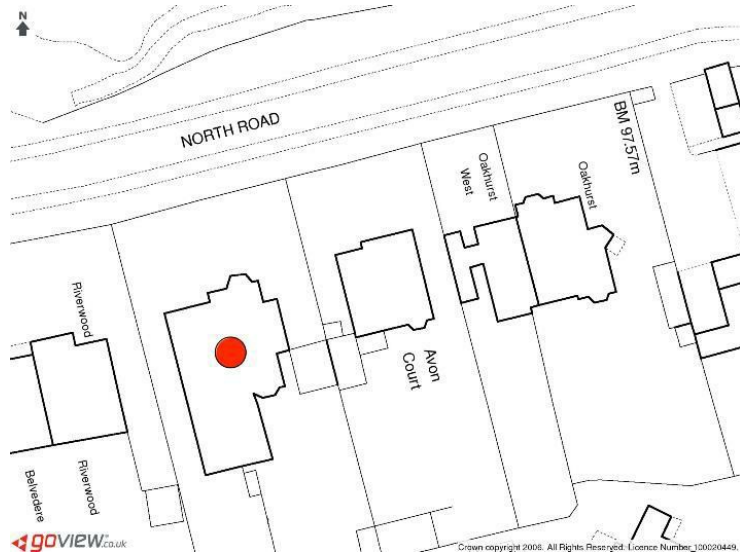
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Approx. Gross internal Area  
665.0 Sq.Ft - 61.80 Sq.M



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.  
Floor plan produced by Westcountry EPC.



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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 <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

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