



7 Argyle Place, Bristol, BS8 4RH

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A RARE OPPORTUNITY TO PURCHASE A CHARMING AND SPACIOUS (CIRCA 1,782 SQ FT) FOUR DOUBLE BEDROOM TOWNHOUSE SET WITHIN ONE OF THE ICONIC COLOURED TERRACES OVERLOOKING BRISTOL'S FLOATING HARBOUR, IDEALLY LOCATED IN THE HEART OF CLIFTON WOOD OFFERING STUNNING OUTLOOKS AND THE CONVENIENCE OF BEING IN CLOSE PROXIMITY TO CLIFTON VILLAGE, THE CITY CENTRE AND THE HARBOURSIDE.

OFFERED FOR SALE IN SUPER CONDITION SOME OF THE OTHER BENEFITS PROVIDED ARE A LARGE OPEN PLAN LIVING/KITCHEN/DINING SPACE ON THE LOWER GROUND FLOOR WITH FOLDING DOORS LEADING TO A SUPERB SOUTH FACING LANDSCAPED GARDEN, FOUR WELL PROPORTIONED BEDROOMS, A SPACIOUS HALL FLOOR LIVING ROOM AND STUDY ROOM.



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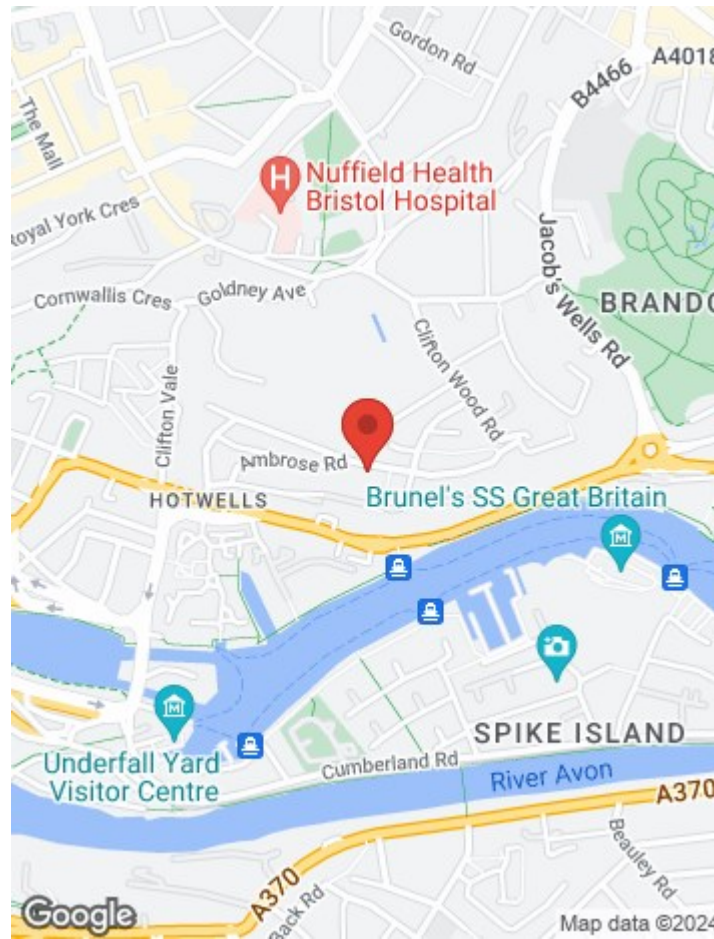


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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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