



4 Rose Terrace Gordon Road, Bristol, BS8 1AW

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A four bedroom, three bathroom mews house with a south facing garden and a private car parking space behind automated gates. The property has been the subject of some significant extension work since its original construction and includes a fantastic 42'10 x 15'9 open plan kitchen/dining/living space has full width bi fold doors that open to the aforementioned south facing landscaped courtyard garden. The garden has been hard landscaped for minimal maintenance and has a rear access gate leading directly onto Hanover Lane behind as alternative means of arrival or departure. This wonderful open living space has travertine tiled flooring throughout and is complete with some underfloor heating and log burner. Upstairs, the property has four bedrooms served by three bath/shower rooms. It would be a matter of personal preference as to which bedroom could serve as the master bedroom with two generously proportioned rooms both offering en suite bath and shower rooms. The space that this modern, low maintenance house has to offer is truly deceptive from its external appearance and viewing is essential to appreciate this.



4



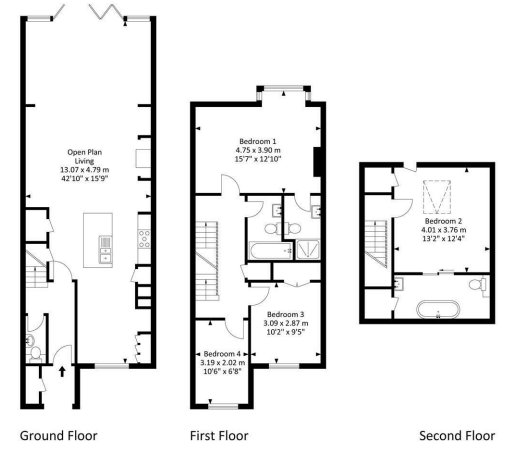
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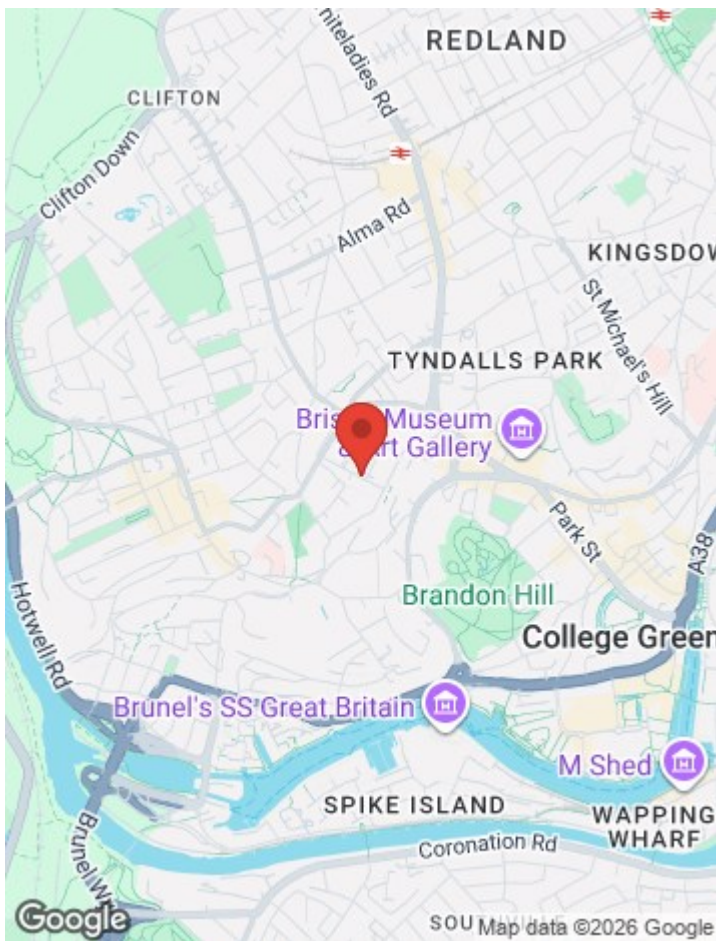


Approx. Gross Internal Area
1546.50 Sq.Ft - 143.70 Sq.M



For illustrative purposes only. Not to scale.
While 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 misrepresentation.
Floor plan produced by Westcountry EPC.





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			
		71	81
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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