



Monks Bench Manor Lane, Bristol, BS8 3RU

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A luxuriously appointed three bedroom detached residence offering pleasing westerly views and located in a popular and quiet country lane, only moments from Clifton, in the highly sought after village of Abbots Leigh.



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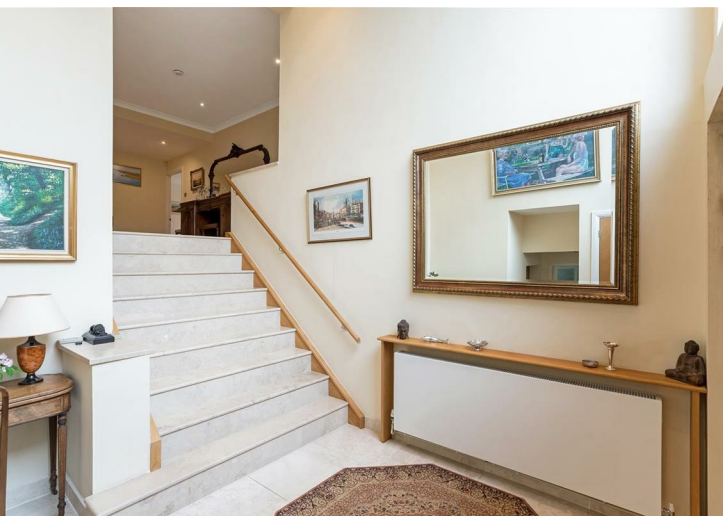
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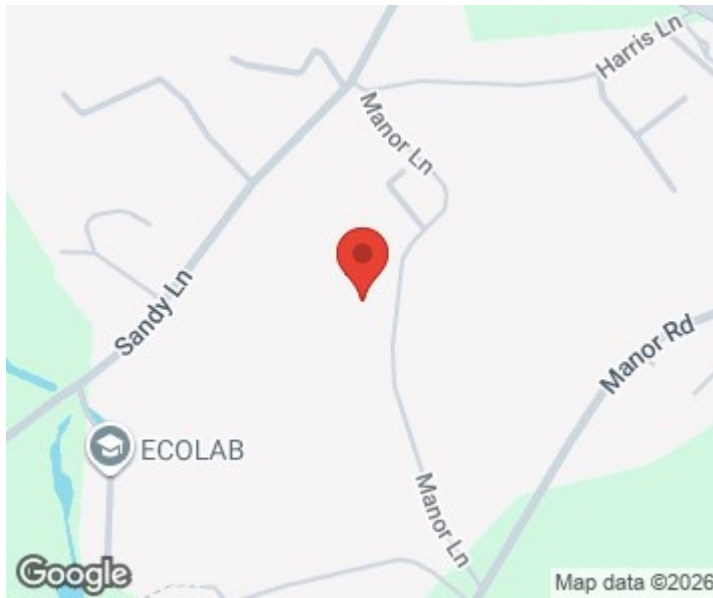


Approximate Floor Area = 275.0 sq m / 2960 sq ft
Garage = 49.8 sq m / 536 sq ft
Garden Store = 29.5 sq m / 317 sq ft
Total = 354.3 sq m / 3813 sq ft



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99122





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		
	46	65
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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