



31 Holmwood Gardens, Bristol, BS9 3EB

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A stunning and particularly light detached four bedroom house forming part of an exclusive development, in a quiet and convenient location within easy walking distance of Westbury on Trym village and two excellent local schools. Advantages include a private and spacious south west facing garden, double glazed windows throughout and driveway parking for four cars leading to a sizeable double garage, with automated access. The property also benefits from a notably private location within Holmwood Gardens, being one of only three houses on a cul de sac off from the main driveway to the development, within a peaceful enclave.



4



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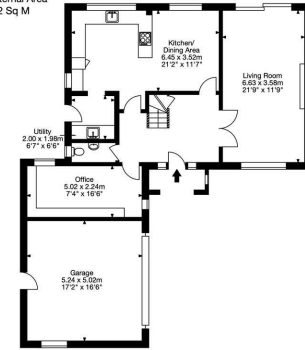


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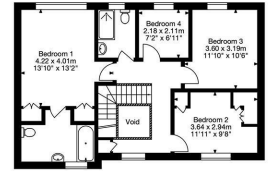


31 Holmwood Gardens
Westbury on Trym,
Bristol, BS9 3EB

Approx. Gross Internal Area
1853 Sq Ft - 172 Sq M



Ground Floor



First Floor

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Capture.





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		
	70	81
	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		
	EU Directive 2002/91/EC	

OTHER INFORMATION



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