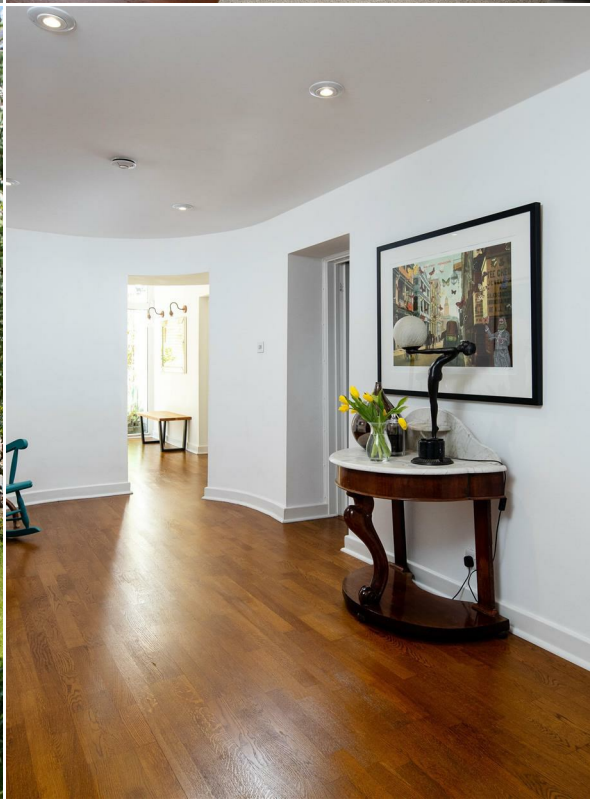


18 The Avenue, Bristol, BS9 1PE

www.hydes.co.uk



18 The Avenue, Bristol, BS9 1PE

OFFERS INVITED BETWEEN £800,000 AND £850,000

A truly stunning and spacious (circa 1700 sq ft) three double bedroom garden apartment, forming part of this impressive detached Victorian house, on a quiet, secluded and popular road close to the Durham Downs, offering a particularly large private garden. Finished to the highest specification, some of the many benefits on offer are, a beautifully tended, private and sunny 75" by 35" rear garden (for the use of this flat alone), off street parking, three double bedrooms, it's own private entrance, and a stunning David Salisbury conservatory adjoining a beautifully appointed kitchen.



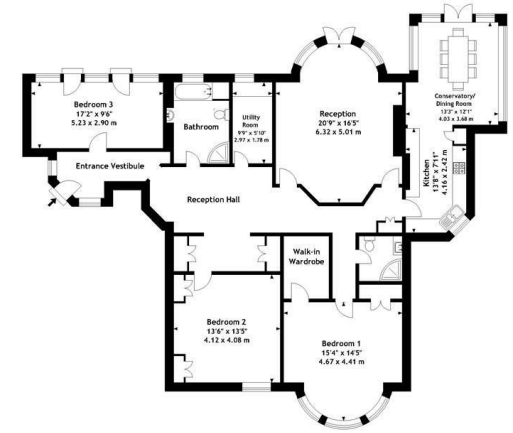
3



2



2



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 Advantage Matters.





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			
		59	71
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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