

12 Vyvan Terrace, Bristol, BS8 3DG

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A particularly attractive and well-presented two bedroom courtyard level apartment, situated in undoubtedly one of Clifton's finest period terraces, superbly located in a quiet but convenient location within easy, level walking distance of Clifton Village.

The apartment benefits from a substantial sunny, south facing garden to the rear offering privacy and seclusion, as well as rear pedestrian access to off street parking arranged on a first come first serve basis. The flat further benefits from use of the attractive and well maintained Vyvyan Terrace gardens situated opposite the property. The gardens are communal to all those residents living in Vyvyan Terrace for a nominal annual fee.



2



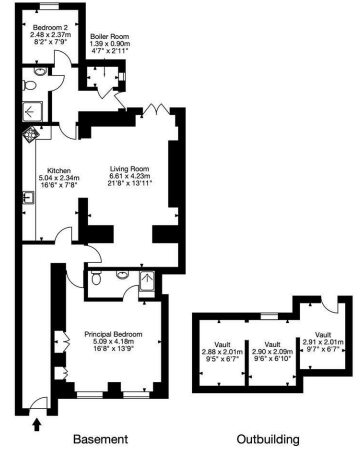
1



2



Garden Flat, 12 Vyvyan Terrace,
Clifton, Bristol, BS8 3DG
Main House
1012 Sq Ft - 94 Sq M
Outbuilding
199 Sq Ft - 18 Sq M
Total Area
1211 Sq Ft - 112 Sq M



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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			
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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