



128 Westbury Road, Bristol, BS9 3AR

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A CHARMING DETACHED RESIDENCE, ENJOYING A PROMINENT ELEVATED POSITION, AND ENVELOPED BY PLEASANT LEVEL GARDENS. THIS WONDERFUL PROPERTY IS IN NEED OF UPDATING BUT OFFERS A DISCERNING BUYER THE OPPORTUNITY TO CREATE A FABULOUS FAMILY HOME IN A DESIRABLE LOCATION, WITH VERSATILE ACCOMMODATION AFFORDING EXCELLENT ACCESS TO THE CITY. THE PROPERTY IS CURRENTLY ARRANGED AS SIX BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS, KITCHEN BREAKFAST, STUDY AND A CONSERVATORY. OFF STREET PARKING AND A DETACHED GARAGE ADD TO THIS QUALITY OFFERING.



6



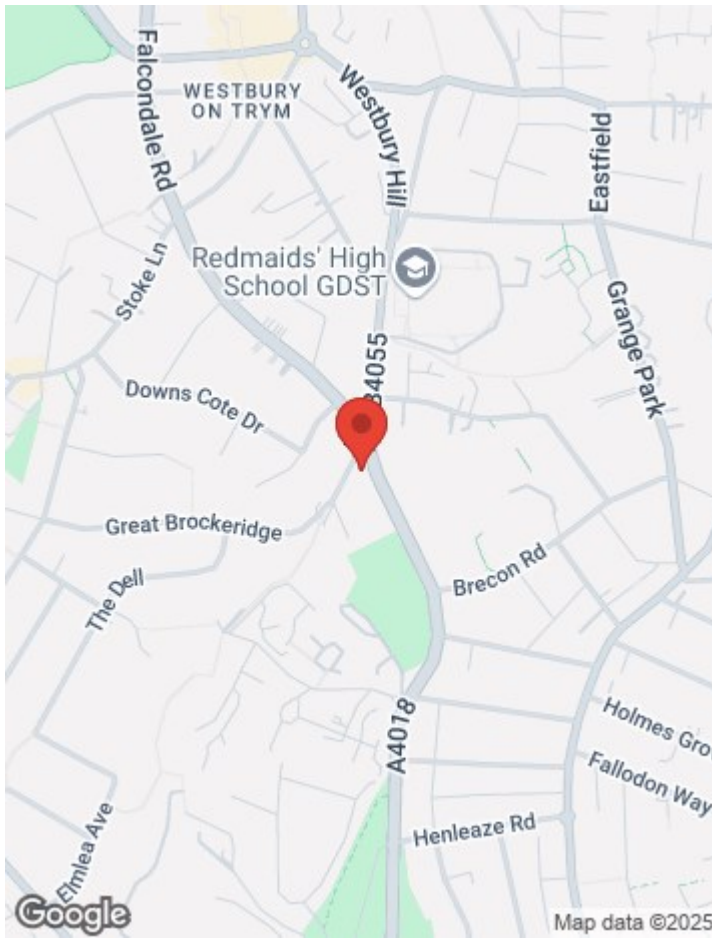
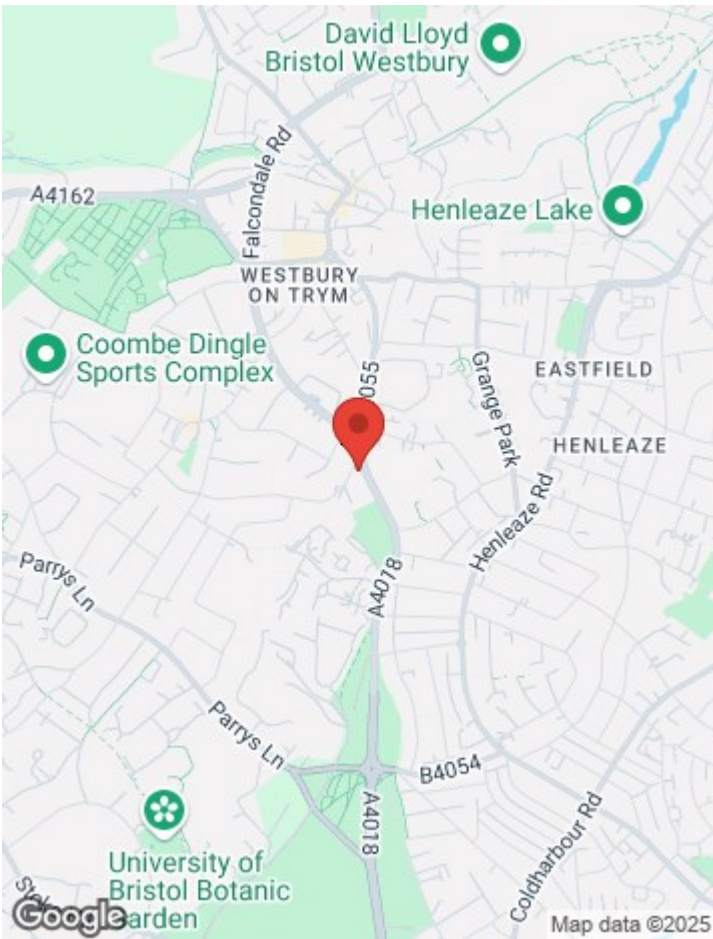
2



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Mackintosh, 128 Westbury Road, Strick Bishop, BS3 3AR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 3,424 SQ FT / 318 SQ M
GARAGE 206 SQ FT / 19 SQ M
All measurements and figures including doors and windows are
approximate and should be independently verified.
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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		
	47	73
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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