



7A The Avenue, Bristol, BS9 1PD

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## 7A The Avenue, Bristol, BS9 1PD

OFFERS INVITED BETWEEN £975,000 AND £1,100,000. A unique and contemporary style detached family home set in undoubtedly one of Sneyd Park's most coveted tree lined avenues, and yet within 500 yards walking distance of the famous Clifton Downs. The property's split-level accommodation (circa 2,149 sq. ft) is cleverly arranged over two floors, with two generous timber sun decks enjoying a South Westerly facing aspect, ideal for external dining and entertainment. The house enjoys private landscaped gardens to the front and rear as well as a covered carport/entrance, which in turn leads to an integral garage. The driveway provides off street parking for 3 cars and has automated entrance gates opening onto The Avenue.



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7A The Avenue,  
Sneyd Park,  
Bristol BS9 1PD  
Main House  
2149 Sq Ft - 200 Sq M  
Garage  
157 Sq Ft - 15 Sq M  
Total Area  
2306 Sq Ft - 215 Sq M





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			
		51	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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