



35 Canynge Square, Bristol BS8 3LB

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## 35 Canynge Square, Bristol BS8 3LB

OFFERS INVITED BETWEEN £1,875,000 AND £2,075,000 - An impressive 4/5 bedroom Grade II listed town house situated in Clifton's exclusive and highly regarded Canynge Square on the outskirts of Clifton village. Built circa 1845, Litfield Villa is a superb example of this much celebrated period of architecture and still retains many of its original features. With comfortable family accommodation arranged over 5 floors, the house further benefits from good dry cellarge and a delightful south westerly facing garden to the rear offering privacy and seclusion, a rarity in this most sought after neighbourhood.



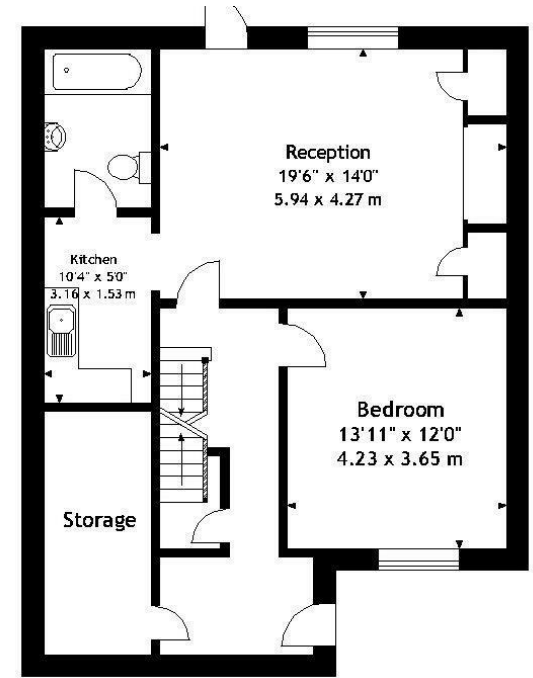
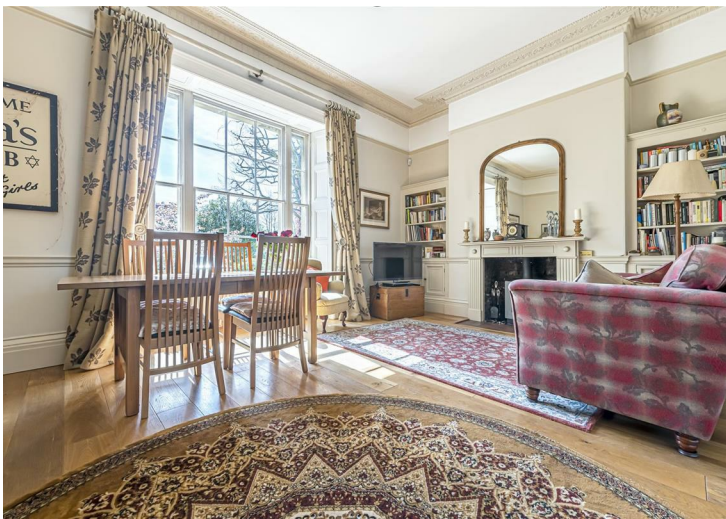
5



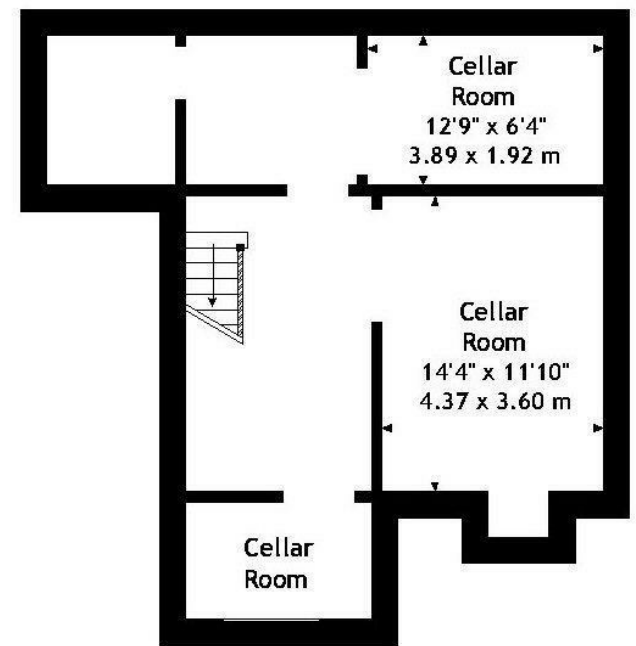
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4



Basement



cellar



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**OTHER INFORMATION**



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