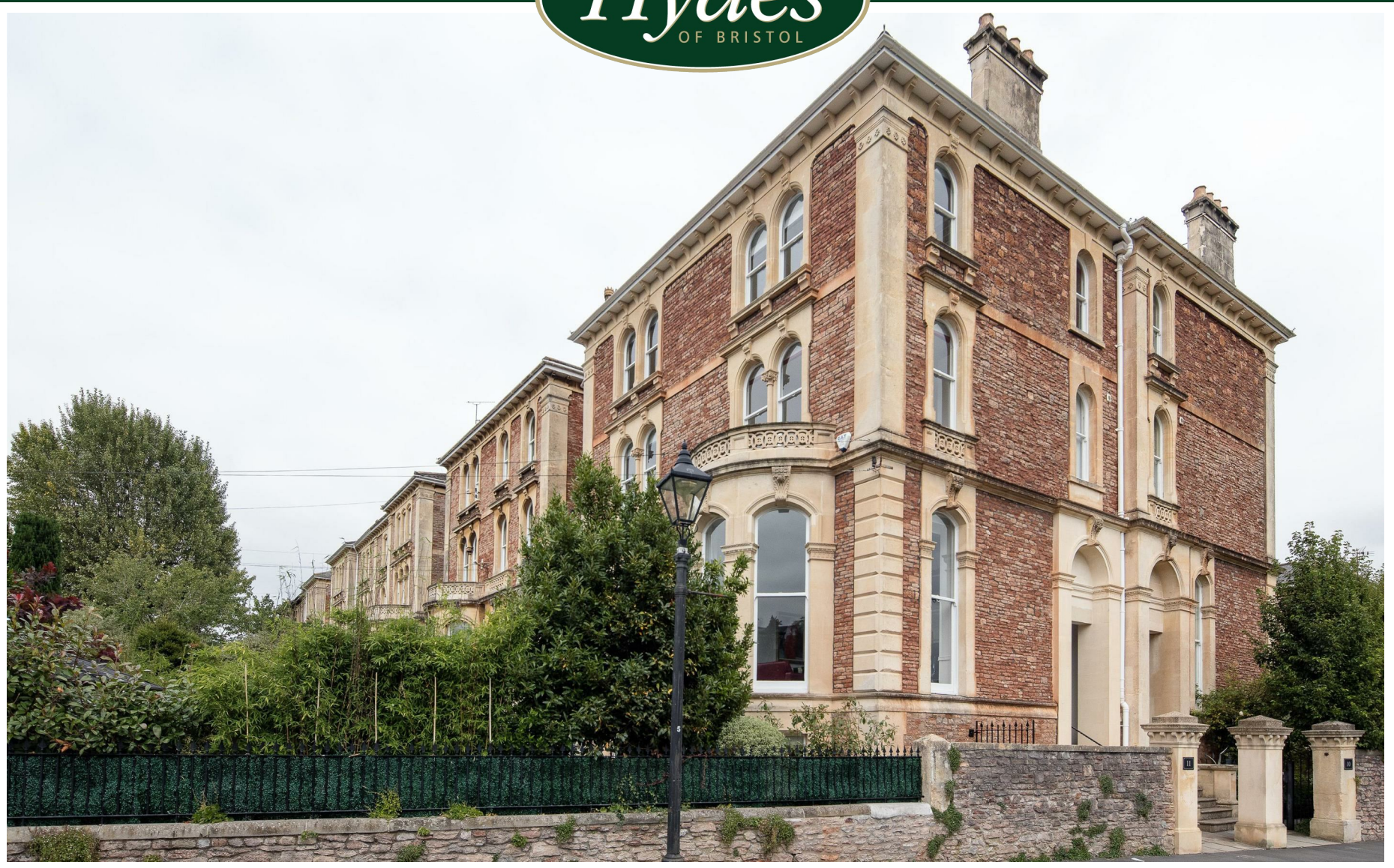




11 College Fields, Bristol, BS8 3HP

www.hydes.co.uk



11 College Fields, Bristol, BS8 3HP

A simply stunning five bedroom semi detached family townhouse set on arguably Clifton's most sought after road, providing a quite and particularly convenient location. Offering beautifully presented accommodation set over four floors, this light and inviting house provides some lovely open outlooks towards The Downs and over the neighbouring Newfield playing field, belonging to Clifton College, and beyond.

Some of the other many benefits include off street parking and a garage, both set behind secure automated gates, a stunning landscaped garden with a sunny orientation, a large eat in kitchen/living/dining space on the ground floor, two beautiful receptions rooms on the hall floor. All five bedrooms are ample doubles and three of them have the benefit of tastefully appointed ensuite facilities and there is also a further family bathroom.

College Fields is superbly located close to The Downs, within easy walking distance of Clifton Village and several local schools, including Clifton College, Clifton High School and Christchurch Primary.



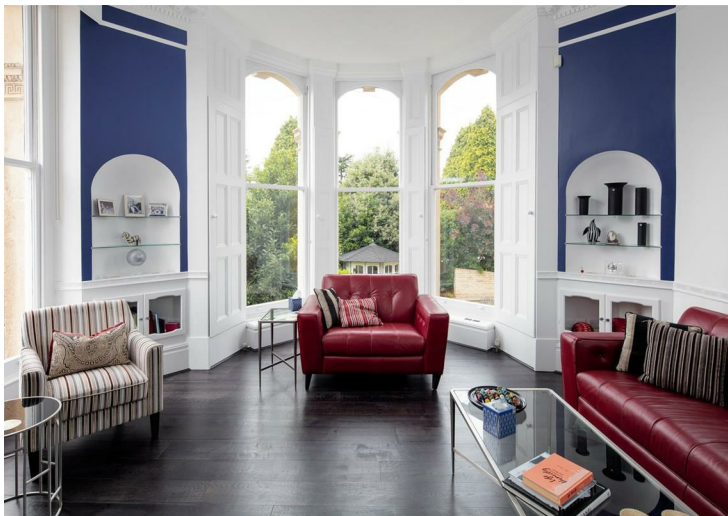
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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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