



98 Worrall Road, Bristol, BS8 2TU

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A generously proportioned four bedroom modern family town house situated in a highly desirable residential road close to the famous Clifton Downs and high street shops of nearby Whiteladies Road. With flexible light and airy accommodation arranged over three floors, the house is in need of minor updating and benefits from an attractive private landscaped garden to the rear as well as off street parking to the front.



4



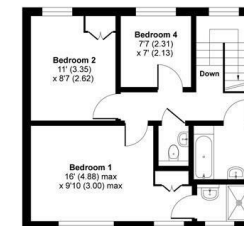
3



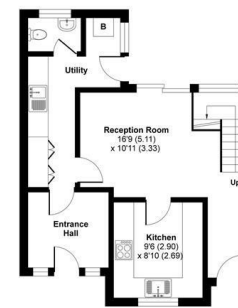
2

Worrall Road, Bristol, BS8

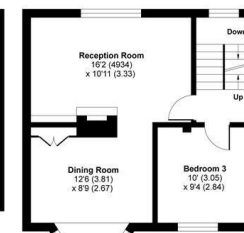
Approximate Area = 1388 sq ft / 129 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Hydes of Bristol. REF: 147903





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			
		65	80
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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