



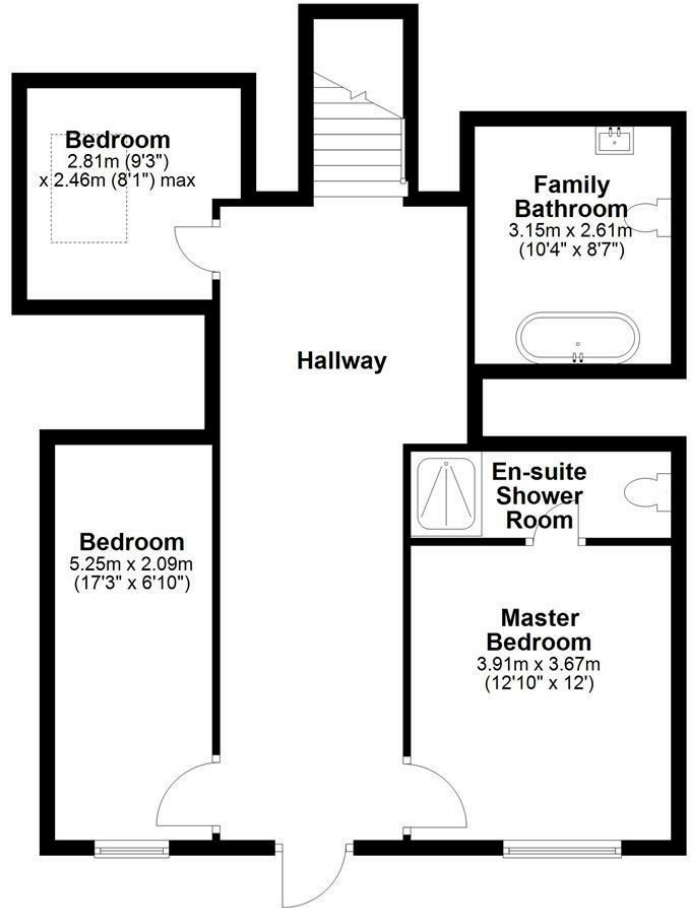
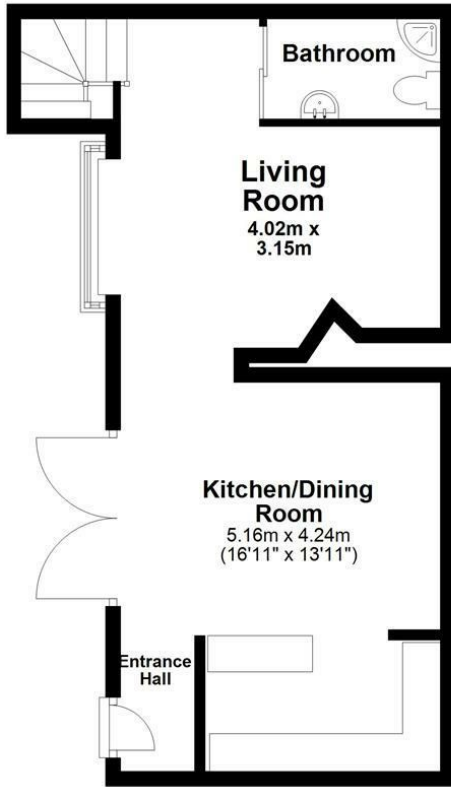
## Prospect Cottage Clifton Hill, Bristol, BS8 1BN

We are pleased to offer this newly converted, spacious detached coach house tucked down a secluded lane near the heart of Clifton Village. The property spans two stories with parking for two cars and a courtyard garden to the front. The ground floor consists of a kitchen/diner, living room and shower room. Downstairs in the basement level you will find a family bathroom and three bedrooms, one with an en-suite shower. The property comes with white goods such as a washing machine and fridge-freezer. The cottage is furnished, but this furniture can be removed on request.

The rental price is inclusive of council tax, water and electricity bills

**£2,250 Per Calendar Month\* Fees Apply**

## Floor Plan



Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.  
Plan produced using PlanUp.

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		
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) <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>		
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