



**4 Bed  
House - Semi-  
Detached  
located in Frenchay**

Offers Over £600,000



**G R E G O R Y S**  
— E S T A T E   A G E N T S —

48 Malmain Drive  
Frenchay  
Bristol  
BS16 1PJ



4



4



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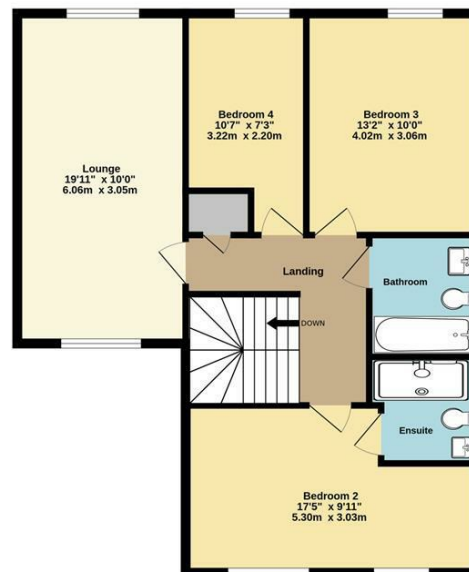




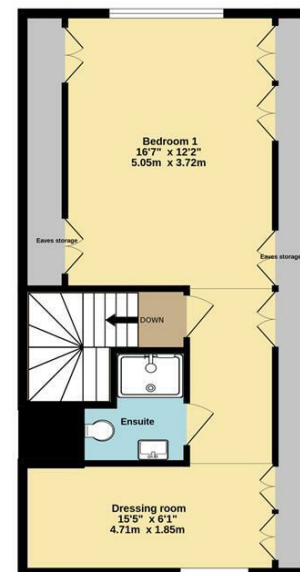
Ground Floor  
802 sq.ft. (74.5 sq.m.) approx.



1st Floor  
779 sq.ft. (72.4 sq.m.) approx.



2nd Floor  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 2152 sq.ft. (199.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		

## DIRECTIONS

## CONTACT

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— ESTATE AGENTS —