



1 Goldney Avenue, Bristol, BS8 4RA

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A particularly spacious 1920's (circa 3,900 sq ft) 6 bedroom semi-detached family home superbly located close to Clifton Village (approximately 500 yards walking distance). Some of the many other benefits include a lovely landscaped garden with a south westerly aspect, far reaching views over North Somerset to Dundry Hill, a large open plan living/kitchen/dining space with direct access to the garden, an ideal location for schooling, a spacious covered entertaining space at the end of the garden, a single garage and a further off street parking space.



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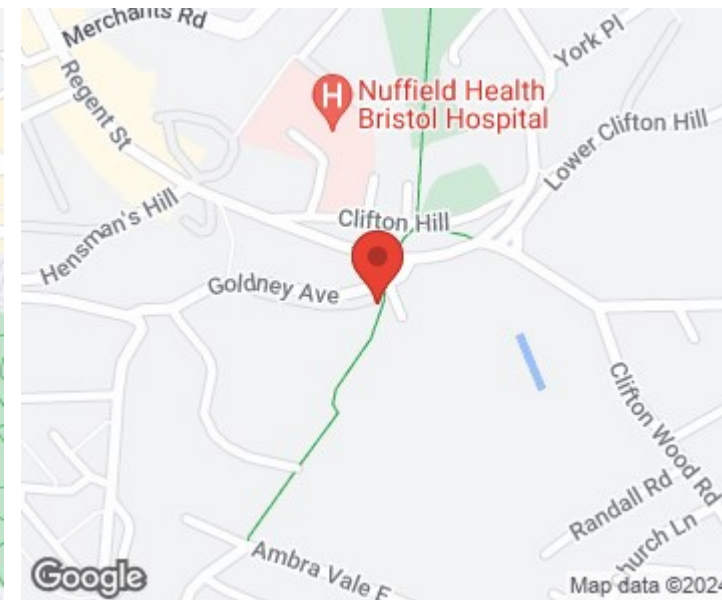


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	76
England & 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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