



5 Parrys Close, Bristol, BS9 1AW

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## 5 Parrys Close, Bristol, BS9 1AW

A rare opportunity to purchase a beautifully presented 3 bedroom semi detached family home in the quiet and conveniently located Parrys Close, offering easy access to local amenities on Stoke Lane and close proximity to some highly regarded local schooling. Other benefits include off street parking for a number of cars, plus a single garage, a sunny and well proportioned rear garden and sun terrace with a south facing aspect, some lovely outlooks from the rear, the potential to convert the loft or extend to the side or rear of the property and the benefit of being sold with no onward chain.



3



2

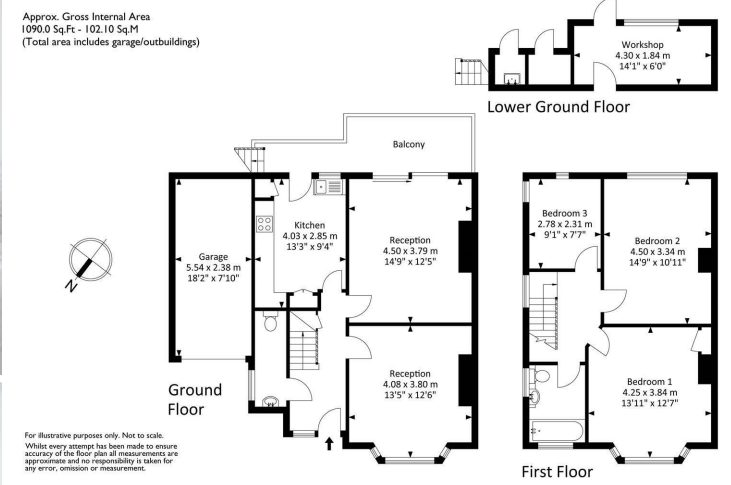


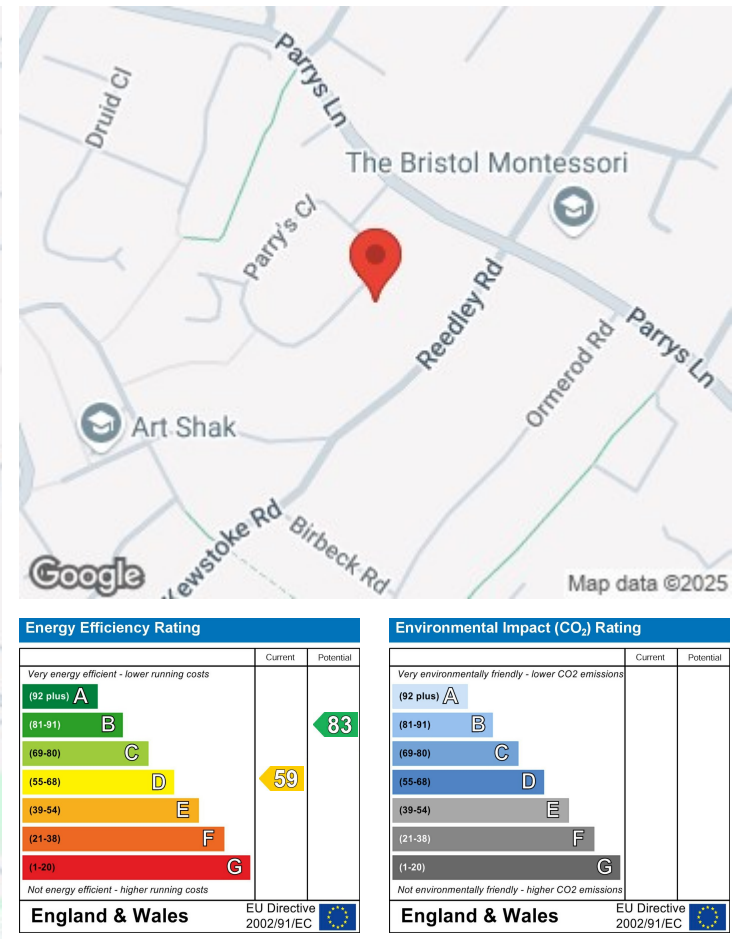
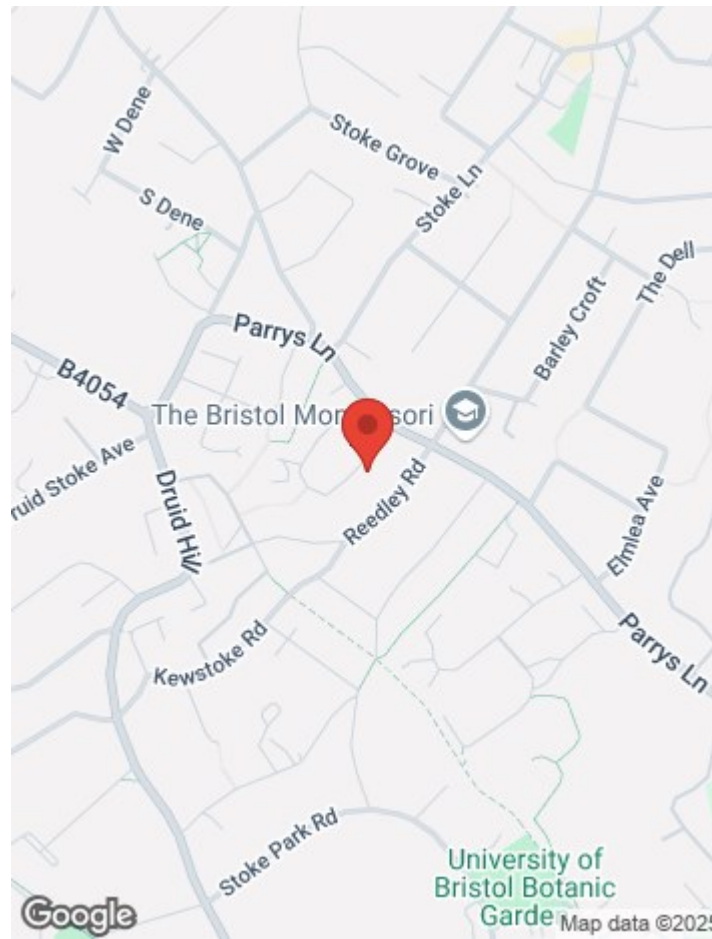
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Approx. Gross Internal Area  
 1090.0 Sq.Fc - 102.10 Sq.M  
 (Total area includes garage/outbuildings)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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**IMPORTANT NOTE**

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