

46 Canynge Road, Bristol, BS8 3LQ

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A stunning, light and spacious five bedroom semi-detached family home, recently constructed in 2016, set in arguably Clifton's finest residential area, close to Clifton Village, The Downs and within easy walking distance of many highly regarded local schools. Other benefits include superb energy efficiency, off street parking behind secure automated gates for 4-5 cars, a lovely outlook over the Clifton College New Field playing fields, a particularly peaceful location, a generous rear garden, all five bedrooms with ensuite facilities, a large eat in kitchen and two generous reception rooms.



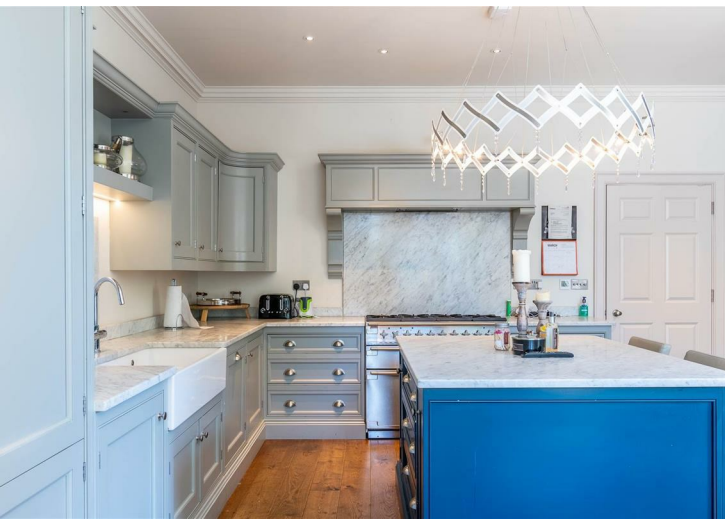
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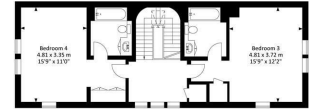
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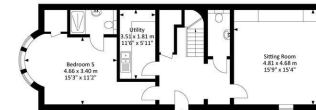
Approx. Gross Internal Area
2974.0 Sq.Fc - 276.0 Sq.M



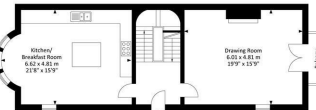
First Floor



Second Floor

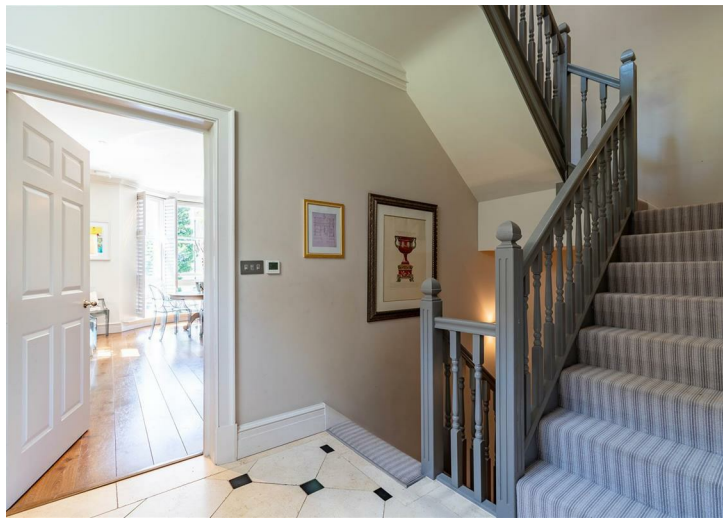


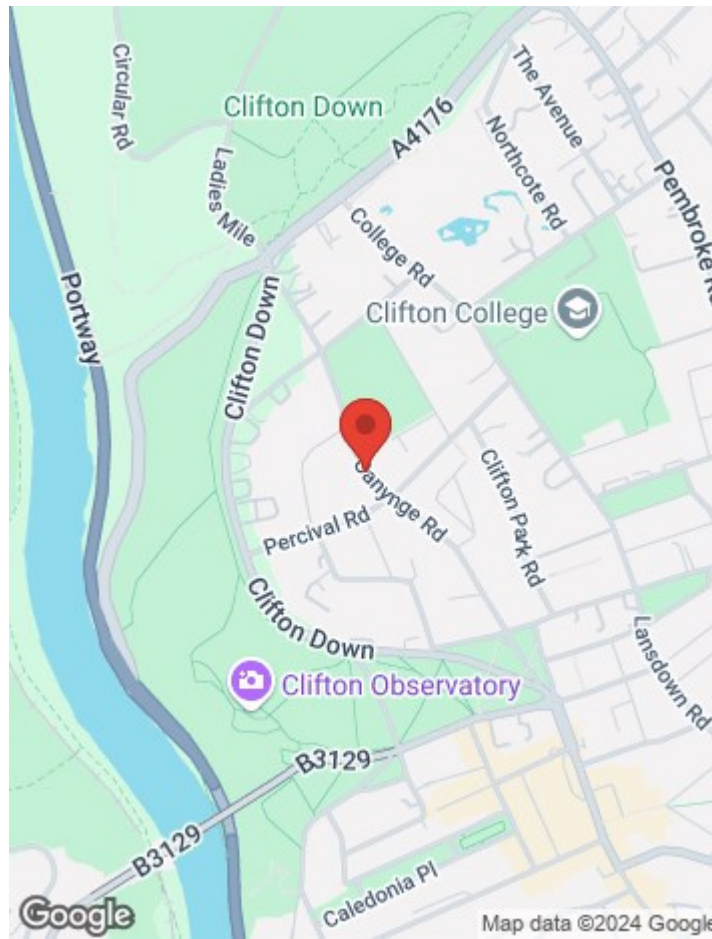
Garden Floor



Hall Floor

For illustrative purposes only. Not to scale.
*While every attempt has been made to ensure accuracy of the Floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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			
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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