



60 Church Road, Bristol, BS8 3QU

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A quintessential English country cottage situated in one of Bristol's most exclusive residential locations, surrounded by open countryside, yet only a few moments from the fashionable suburb of Clifton.



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3



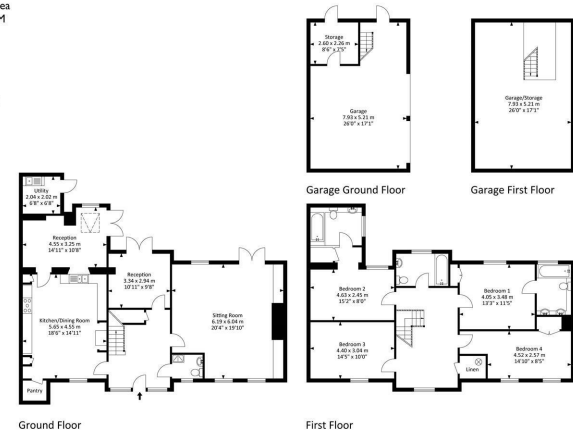
3



Approx. Gross Internal Area  
2224.60 Sq.Ft - 206.70 Sq.M

Garage /Garage Storage  
889.40 Sq.Ft - 82.60 Sq.M

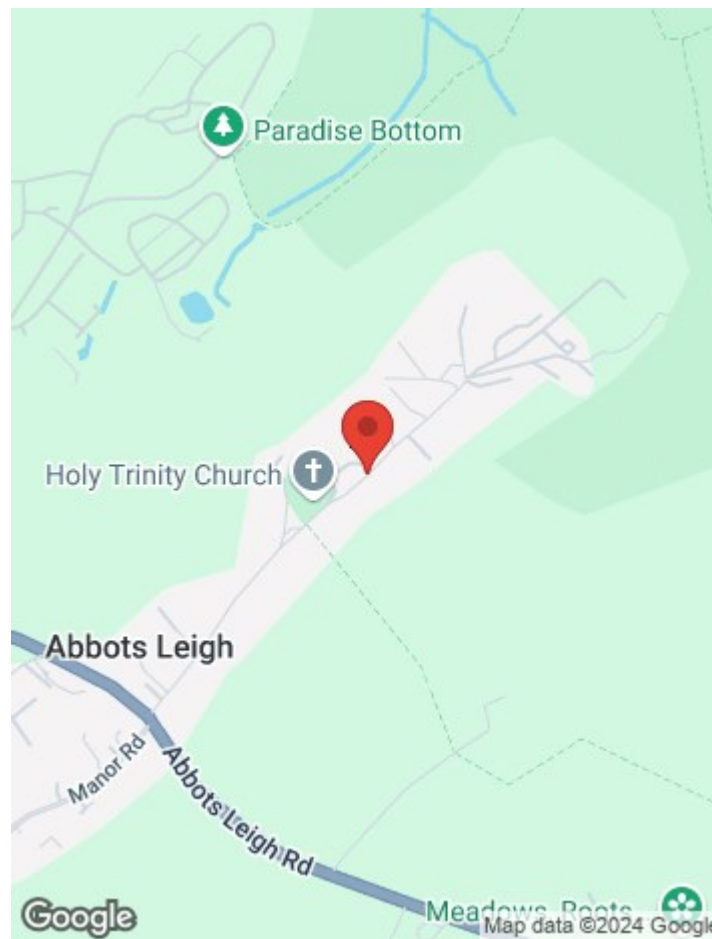
Total Area  
3114.0 Sq.Ft - 289.30 Sq.M



For illustrative purposes only. Not to scale.  
Whilst 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.



Area: 0.235 acres (952.46 m<sup>2</sup>)  
Promap



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			
		59	73
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			
(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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