



6 Caledonia Mews, Bristol, BS8 4DA

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A beautifully presented end of terrace mews house in the heart of Clifton village close to the many shops, boutiques and restaurants that the village has to offer. Set at the end of a quiet part cobbled cul-de-sac the house enjoys a southerly facing aspect and the benefit of off street parking opposite the property, by agreement amongst the residents of the road. Recently refurbished to a particularly high standard throughout this attractive mews house provides light and airy living accommodation with a generously proportioned living room. The windows on both floors have recently been upgraded with triple glazing.



2



1

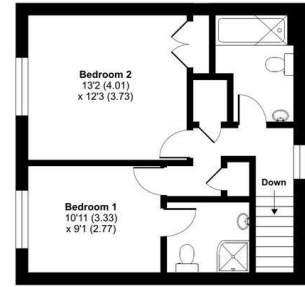


2

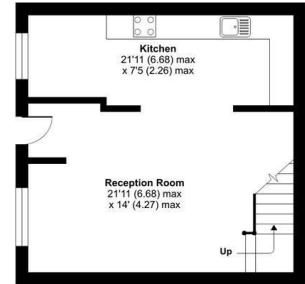


6 Caledonia Mews, BS8

Approximate Area = 938 sq ft / 87.1 sq m
For identification only - Not to scale



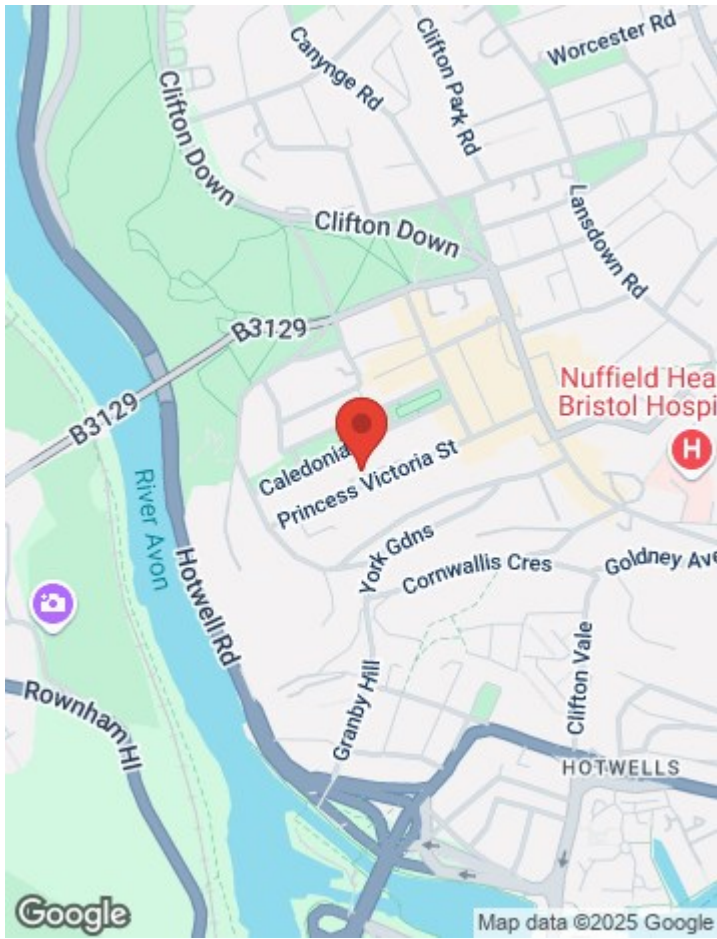
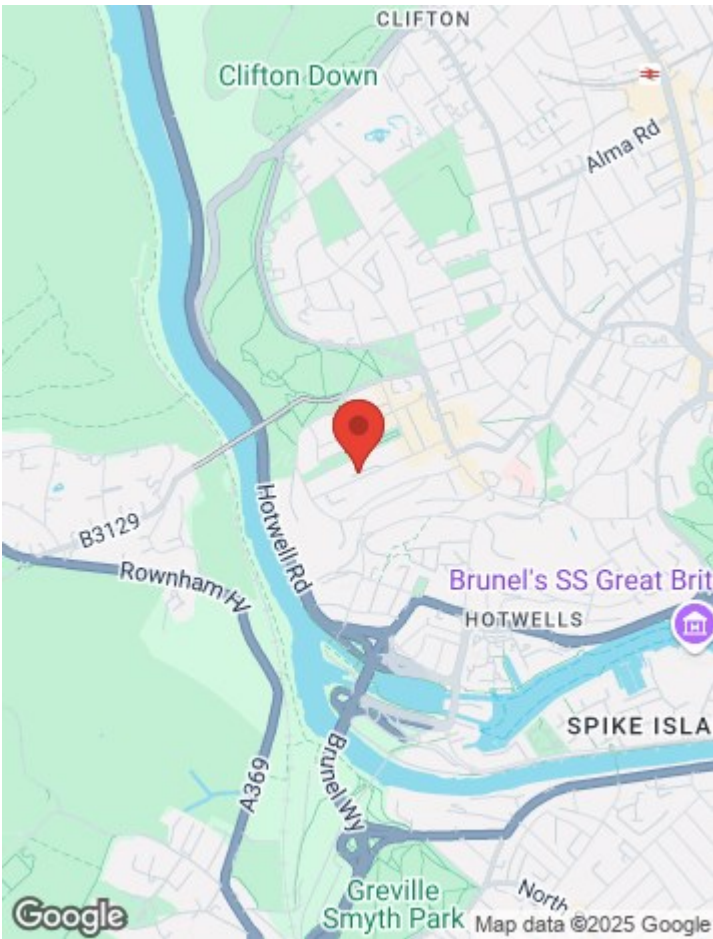
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Groundroom 021. Produced for Hydes of Bristol. REF: 691862



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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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