



Litfield Cottage Camp Road, Bristol, BS8 3LW

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A rare opportunity to purchase a charming three-bedroom semi-detached cottage, ideally situated in a most sought after, quiet and convenient backwater within easy walking distance of Clifton Village. The property offers the added benefits of a lovely courtyard garden and roof terrace and is offered for sale with no onward chain.



3



2

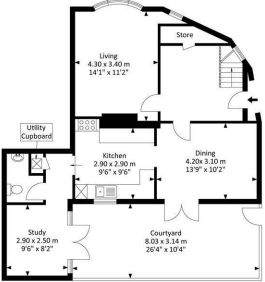


1

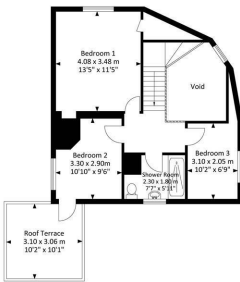


**Litfield Cottage, Camp Road,
Clifton, Bristol**

Approx. Gross Internal Area
1270.03 Sq.Ft - 117.99 Sq.M



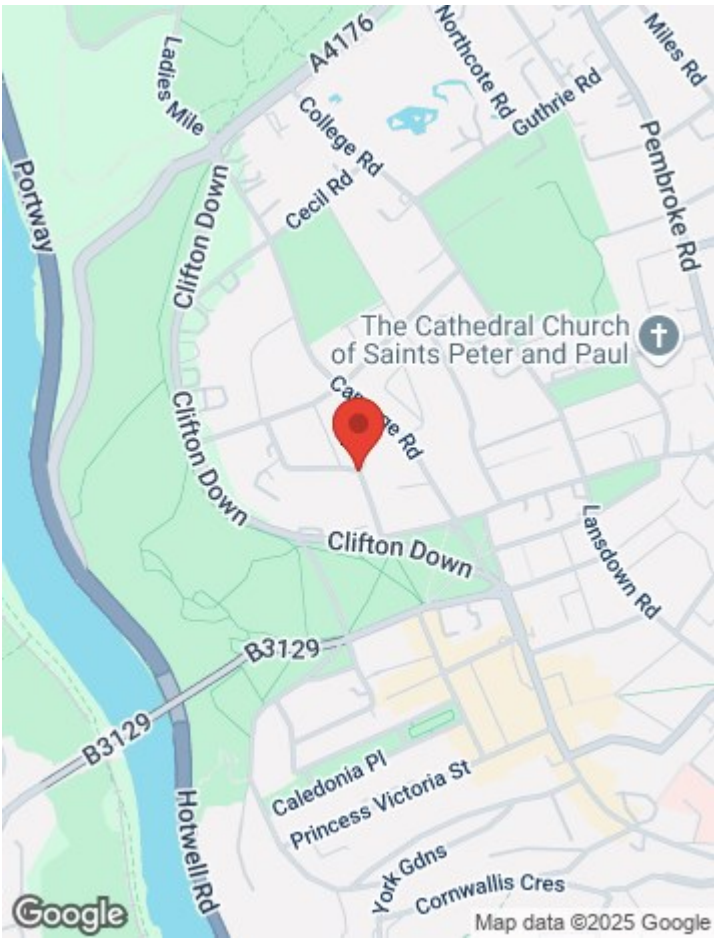
Ground Floor



First Floor

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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IMPORTANT NOTE

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