



## 42 Coombe Lane, Bristol, Gloucestershire, BS9 2BJ

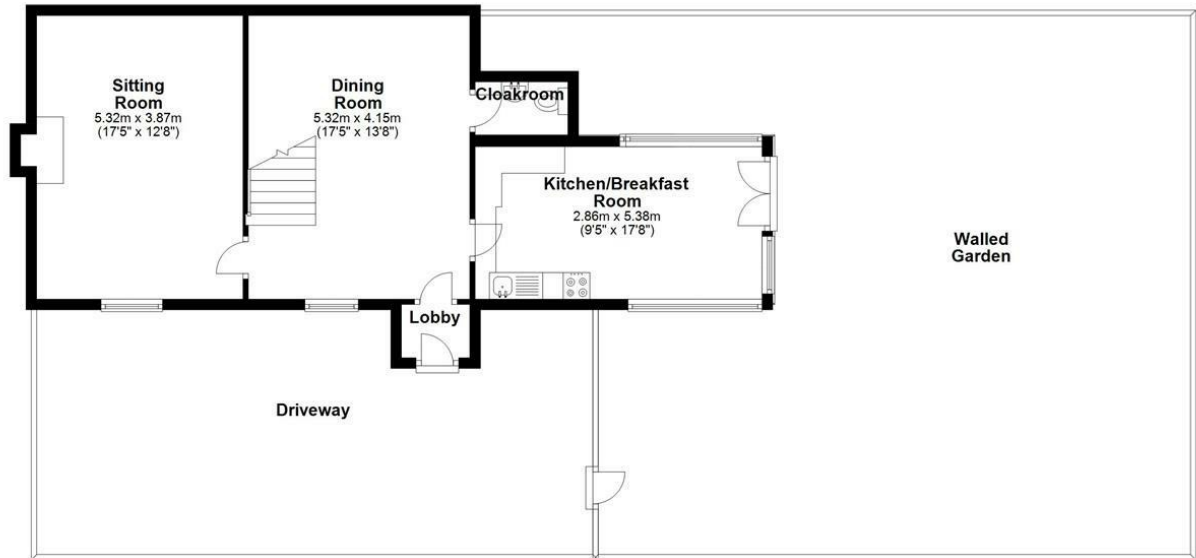
An attractive period coach house situated in Stoke Bishop close to Coombe Dingle Sports Centre, The property has been recently redecorated and fitted with new carpets through out. It is let on an unfurnished basis and comprises three bedrooms (one is single) with a shower room on the first floor. The ground floor has an entrance dinig hall, living room, cloakroom and fitted kitchen with conservatory.

There is off street parking for two cars plus an attractive walled rear courtyard garden and a secure bike shed.

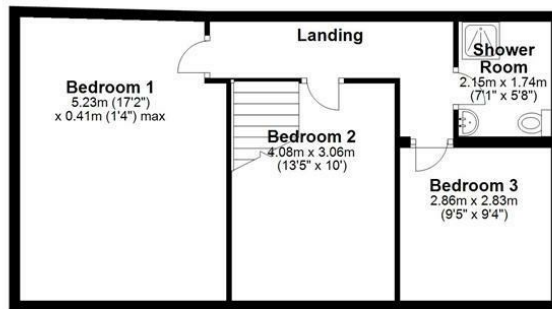
EPC rating E

**£1,650 Per Calendar Month\* Fees  
Apply**

## Ground Floor



## First Floor



Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.  
Plan produced using PlanUp.

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	71

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	