



92 Princess Victoria Street, Bristol, BS8 4DB

www.hydes.co.uk



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A superbly presented three bedroom townhouse, set in a convenient location in central Clifton Village, close to it's many amenities, with the added benefit of an integral garage and a beautifully landscaped, spacious and sunny rear garden.



3



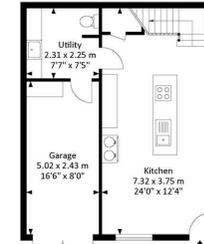
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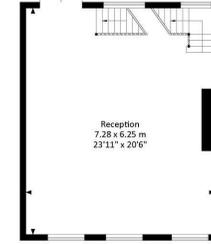
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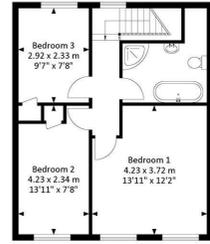
Approx. Gross Internal Area
 1465.90 Sq.Ft - 136.20 Sq.M
 (Total area includes garage)



Ground Floor



First Floor



Second 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.
 Floor plan produced by Westcountry EPC.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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