

HUNTERS®

HERE TO GET *you* THERE

2 Ellis Avenue, Bristol, BS13 7LD

Asking Price £350,000

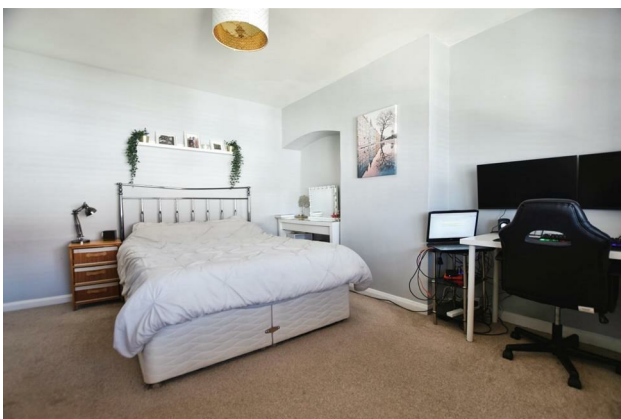
Property Images



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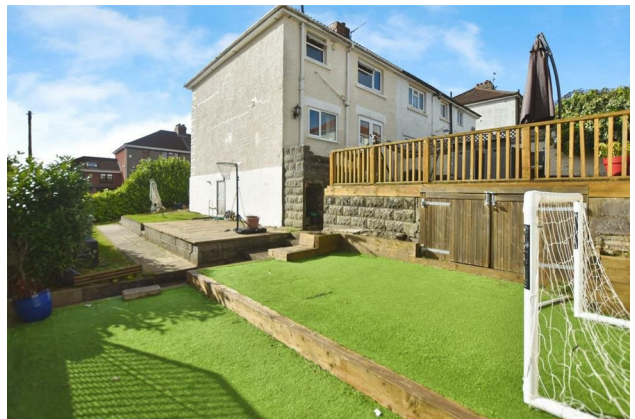
Property Images



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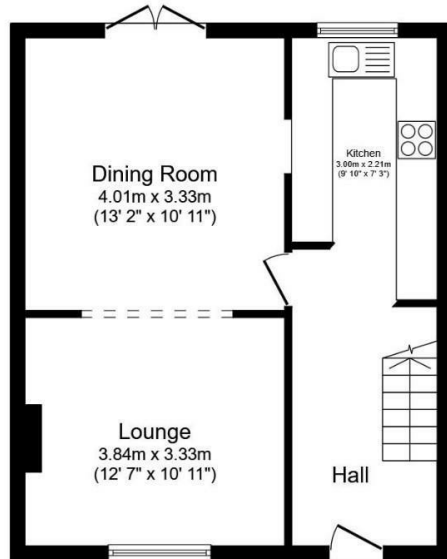
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Property Images



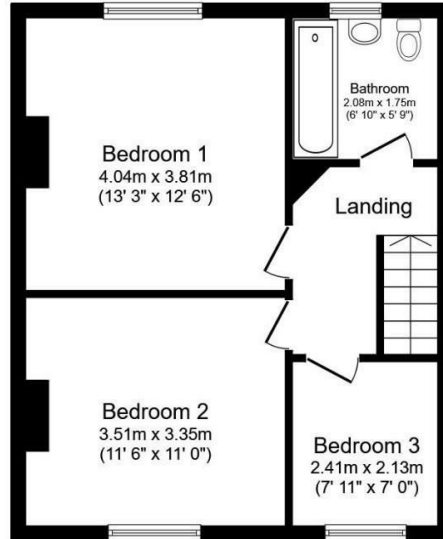
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Ground Floor

Floor area 45.0 sq.m. (485 sq.ft.)



First Floor

Floor area 45.0 sq.m. (485 sq.ft.)

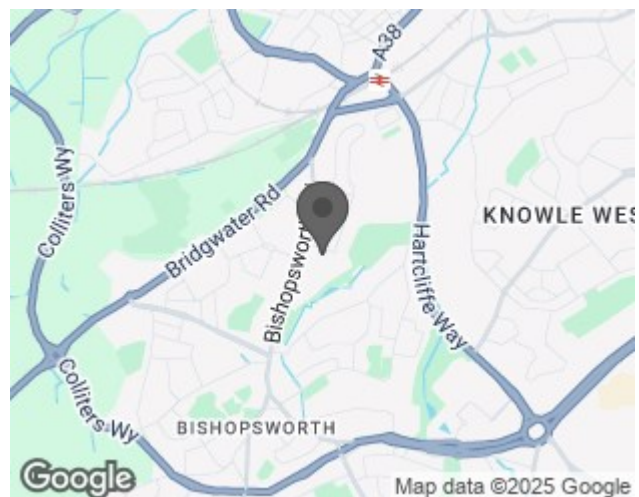
TOTAL: 90.1 sq.m. (970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Welcome to this semi-detached property, currently listed for sale, presenting a fantastic opportunity for first-time buyers and families alike. Located in a cul-de-sac, you'll find this residence not only well-connected to public transport links and nearby schools but also surrounded by nearby parks.

The home boasts three bedrooms, two of which are generous doubles, while the third is a comfortable single. Each bedroom is well-appointed, offering a peaceful retreat after a long day. A family bathroom is also available, fitted with a heated towel rail for your convenience.

A standout feature is the property's two reception rooms. The first reception room is a light and airy lounge that faces the front of the property, offering an inviting space for relaxation and entertainment. The second reception room leads you through to a dining area, with access to the garden and patio doors, creating an ideal environment for indoor-outdoor living and entertaining.

The modern kitchen, accessed via the entrance hallway is fully equipped to meet all your culinary needs. Additionally, this property benefits from a large cellar used for extra storage, adding to the practicality of the home.

Outside, you will find a meticulously maintained garden to the side and rear. The garden features a mix of decking, lawn, and artificial grass, making it a perfect spot for outdoor gatherings or children's play. There is also parking available to the front of the property, adding an extra layer of convenience.

This property is a gem, waiting to be discovered in a desirable location. Don't miss out on this opportunity.

Features

• Three Bedrooms • Semi Detached • Lounge • Dining Room • Modern Kitchen • Bathroom • Rear & Side Garden • Off Street Parking • Cul-de-sac • Cellar Storage