



### 3 Ilsyn Grove, Bristol, BS14 8AH

**£274,400**

Presenting this delightful semi-detached property, currently listed for sale. Perfectly maintained and neutrally decorated, this property provides an ideal canvas for a fresh start or to create your dream home. The residence offers a well-balanced living space, composed of a open plan / sitting / dining room, a functional kitchen, and a total of three bedrooms. The bedrooms consist of two substantial double rooms and a comfortable single room, all providing ample room for relaxation and personal space. Lean to and handy storage sheds plus a ground floor external WC. Gas centrally heated and upvc double glazed.

The property boasts an energy performance certificate (EPC) rating of 'D' and falls within council tax band 'B'. This makes it an energy-efficient and cost-effective choice for prospective homeowners.

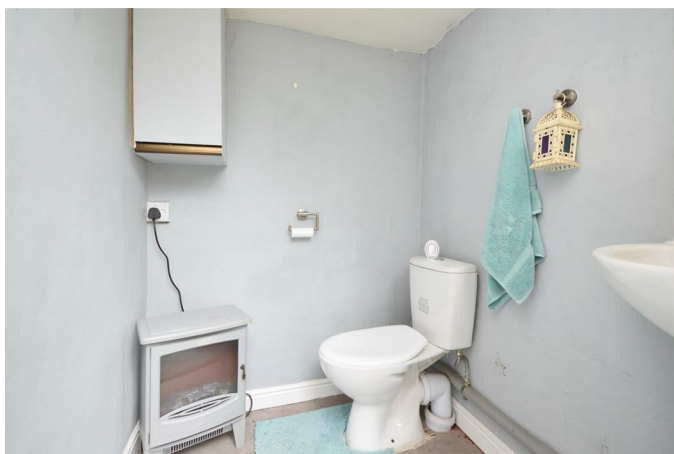
One of the most attractive features of this property is its location. Nestled in a quiet cul-de-sac on a hill, the home provides a pleasant outlook, adding a touch of tranquility to your everyday living. Additionally, its proximity to public transport links and green spaces makes it convenient for daily commuting and recreational activities.



## Porch



## Downstairs WC / External



## Hallway

### Sitting / Dining Room

23'9" max x 12'9" max (7.24 max x 3.90 max)



## Kitchen

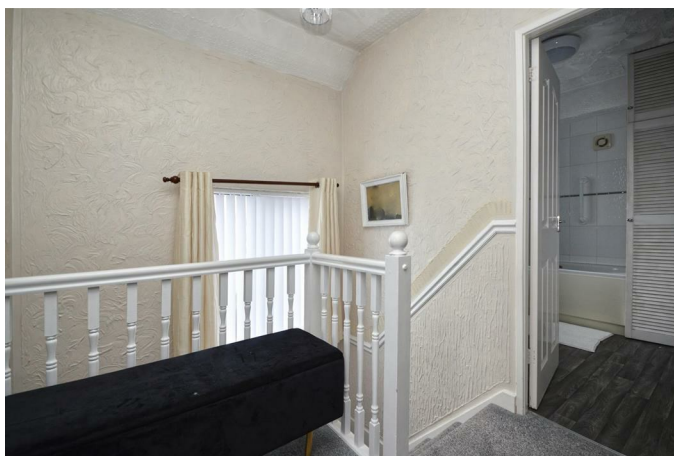
10'2" x 9'7" (3.11 x 2.93)



## Lean To

18'2" x 5'3" (5.55 x 1.62)

## First Floor Landing



## Bedroom One

13'2" x 10'4" (4.03 x 3.17)



### Bedroom Two

11'2" x 10'2" (3.41 x 3.11)



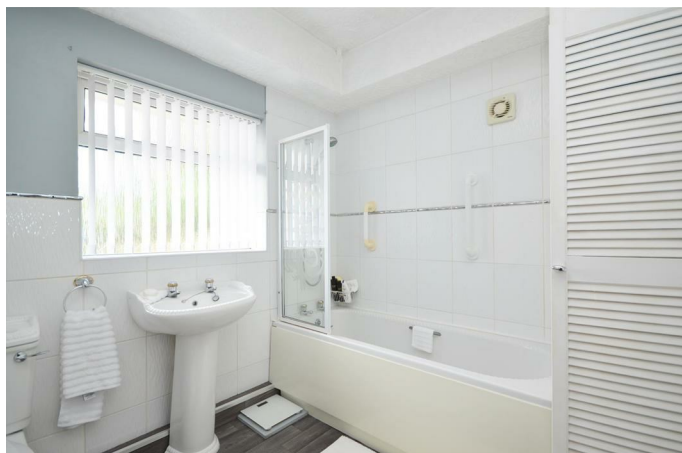
### Bedroom Three

8'3" x 8'2" (2.53 x 2.49)



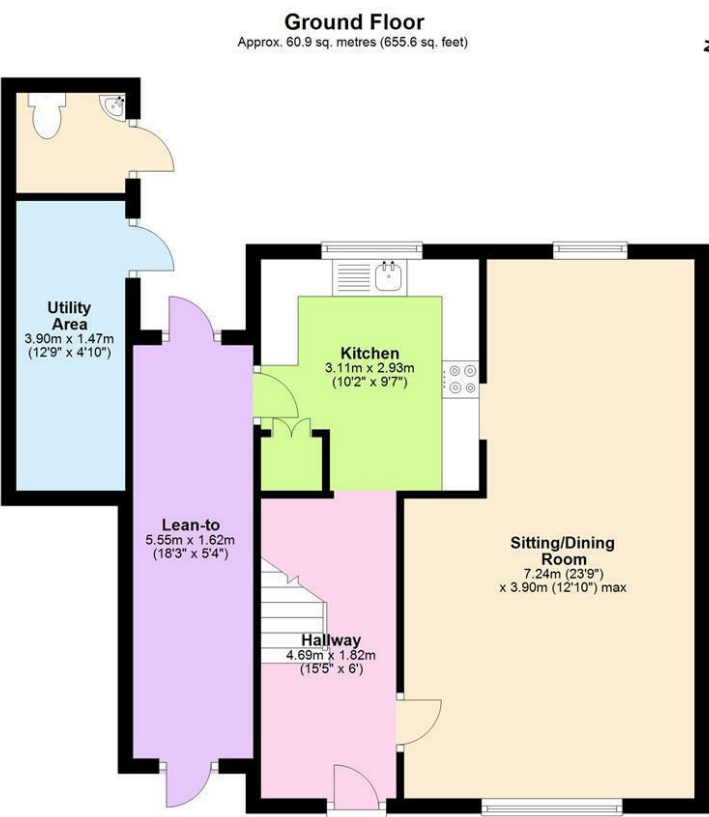
### Bathroom

8'0" x 7'5" (2.44 x 2.28)



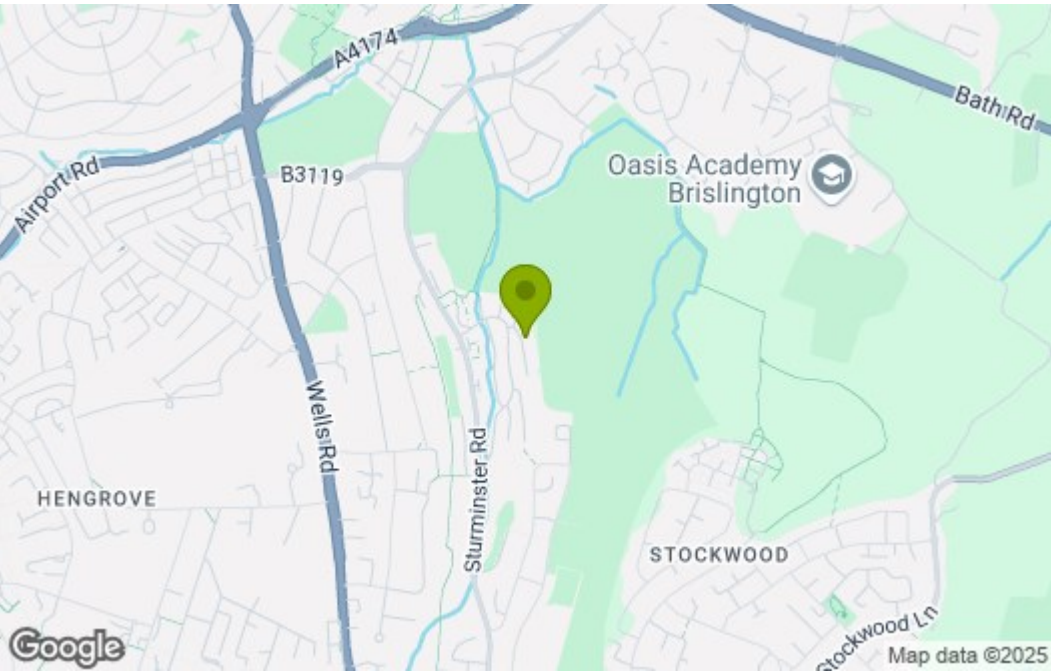
### Outside

Floor Plan

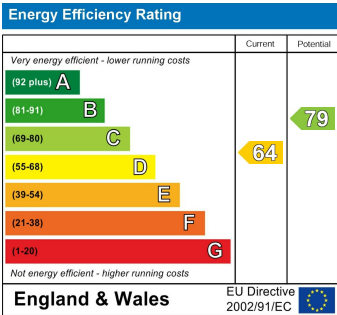


Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

Area Map



Energy Efficiency Graph



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