



**Connells**

Elmfield Road  
Bristol



## Property Description

An immaculately presented three-bedroom terraced home, ideally situated on the ever-popular Elmfield Road in Bristol. This stylish property offers a perfect blend of modern living and practical space, making it an ideal purchase for families, first-time buyers, or investors alike.

The accommodation is beautifully maintained throughout and briefly comprises a bright and spacious living area, a contemporary fitted kitchen with quality appliances, and three well-proportioned bedrooms. The home is finished to a high standard, creating a move-in-ready feel from the moment you step inside.

Externally, the property benefits from off-road parking, a highly sought-after feature in this location, along with a private rear garden-perfect for relaxing or entertaining.

Elmfield Road is well-regarded for its convenient access to a range of local amenities, including shops, cafes, and excellent transport links into Bristol city centre. The area is also popular with families due to its proximity to well-regarded schools and green open spaces, offering a great balance of city living and community feel.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

## Entrance Hall

## Living Room

18' 9" MAX x 13' 4" MAX ( 5.71m MAX x 4.06m MAX )

## Kitchen

9' 5" x 8' 4" ( 2.87m x 2.54m )

## Landing

## Bedroom 1

10' 11" MAX x 10' 2" MAX ( 3.33m MAX x 3.10m MAX )

## Bedroom 2

10' MAX x 9' MAX ( 3.05m MAX x 2.74m MAX )

## Bedroom 3

10' 10" MAX x 7' 8" MAX ( 3.30m MAX x 2.34m MAX )

## Rear Garden

## Driveway

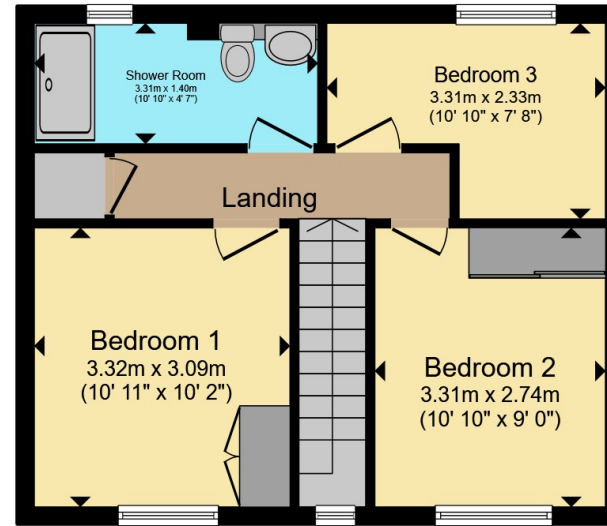








**Ground Floor**



**First Floor**

Total floor area 77.9 m<sup>2</sup> (839 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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