



**Ellan Hay Road,  
Bristol, BS32 0HF**

**PRICE: £375,000**

## Property Features

- Detached Home
- Requires Modernisation
- En-Suite
- Cloak Room
- No Onward Chain
- Garage & Parking
- Three Bedrooms
- Good Sized Rear Gardens



## Full Description

Hallway

Living Room  
10'9" x 16'0" min (3.28 x 4.90 min)

Kitchen/Diner  
13'9" x 7'3" (4.2 x 2.23)

Cloak Room

Landing

Principle Bedroom  
14'2" x 10'6" (4.34 x 3.21)

Bedroom 2  
14'2" x 7'6" (4.33 x 2.30)

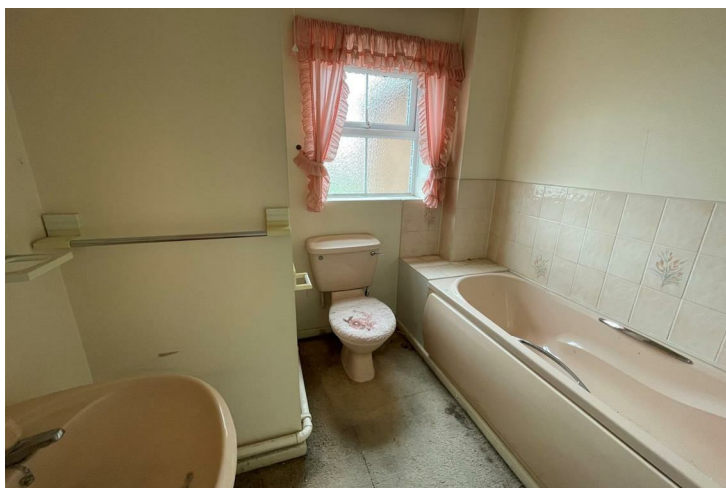
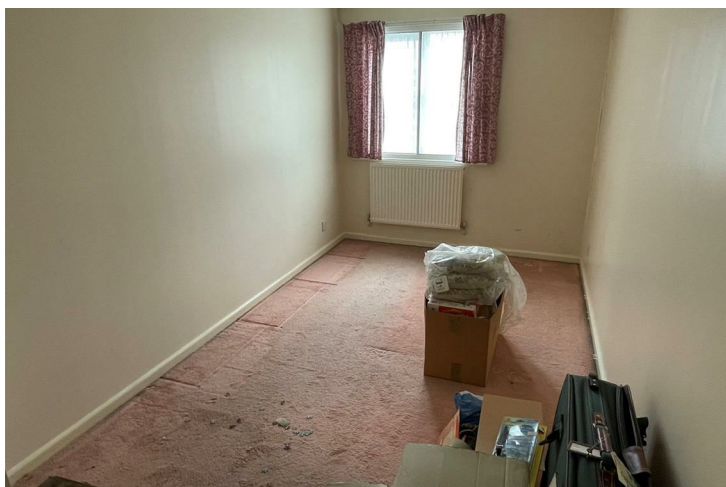
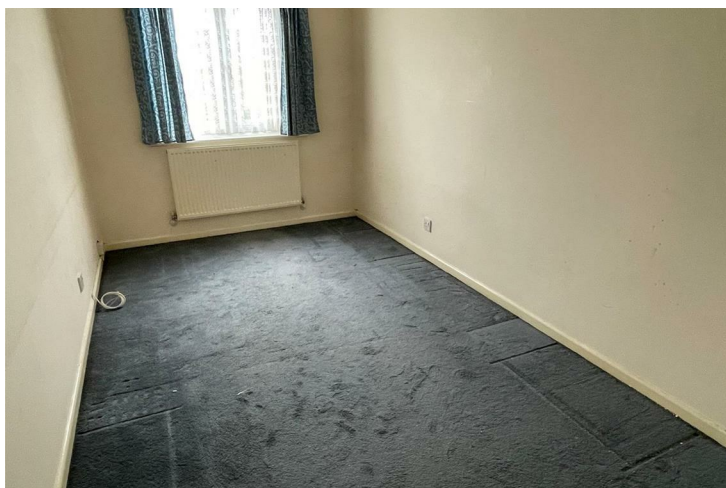
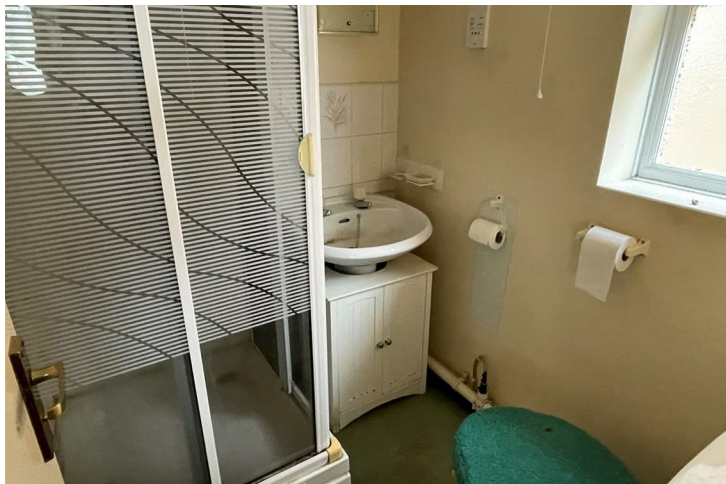
Bedroom 3  
13'8" x 7'7" (4.19 x 2.32)

Bathroom  
7'1" x 7'4" ( 2.16 x 2.24)

Garden

Garage

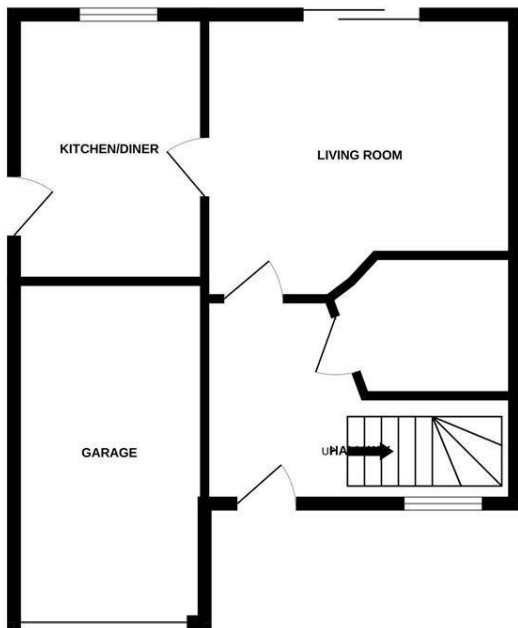




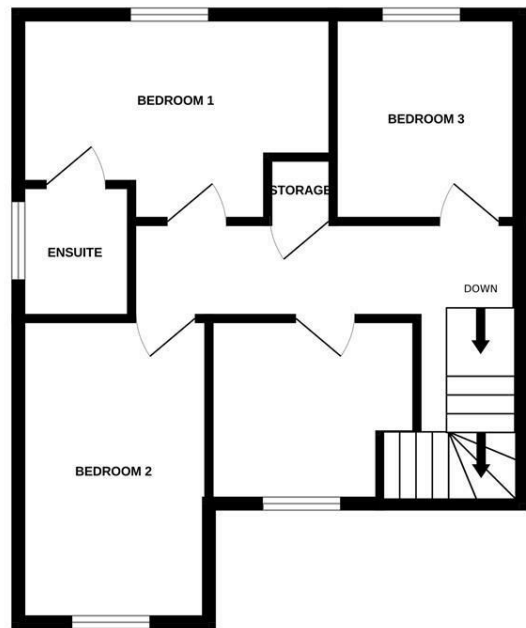
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements