



**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)

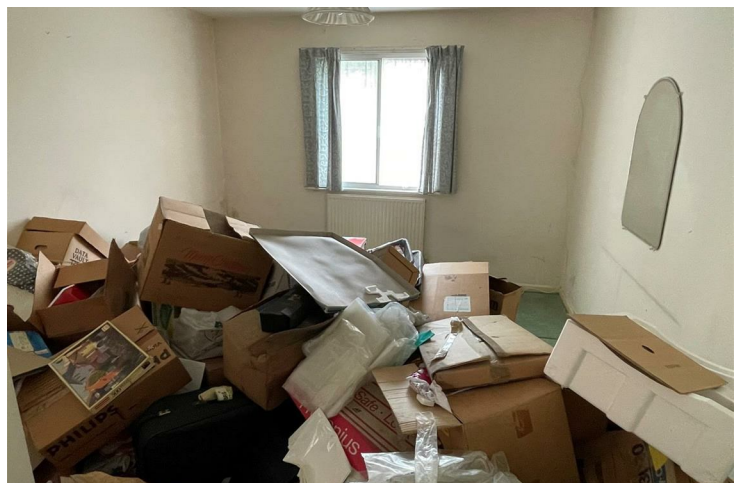
Bedroom 2
14'2" x 7'6" (4.33 x 2.30)

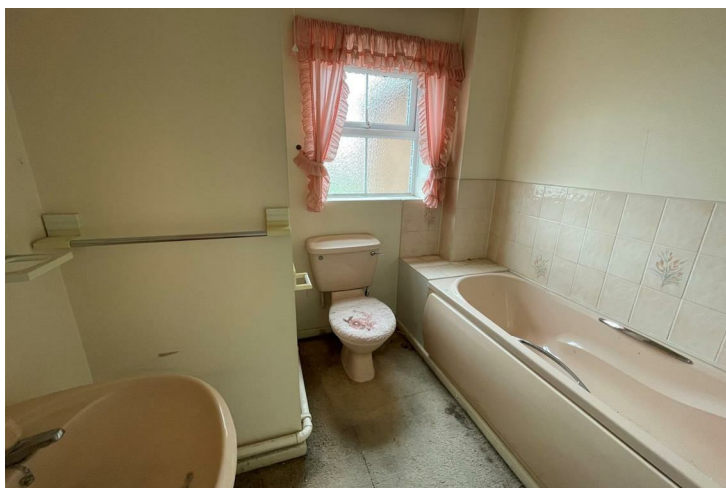
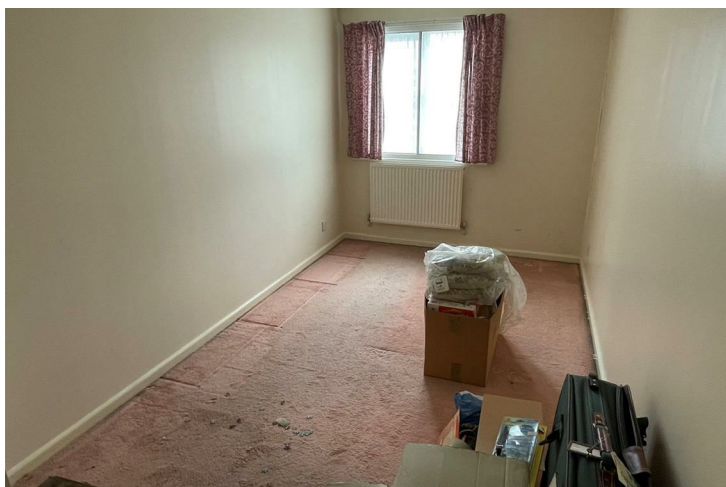
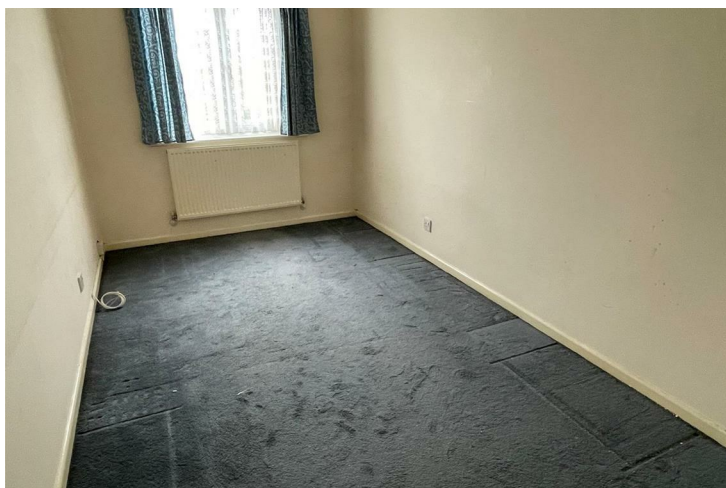
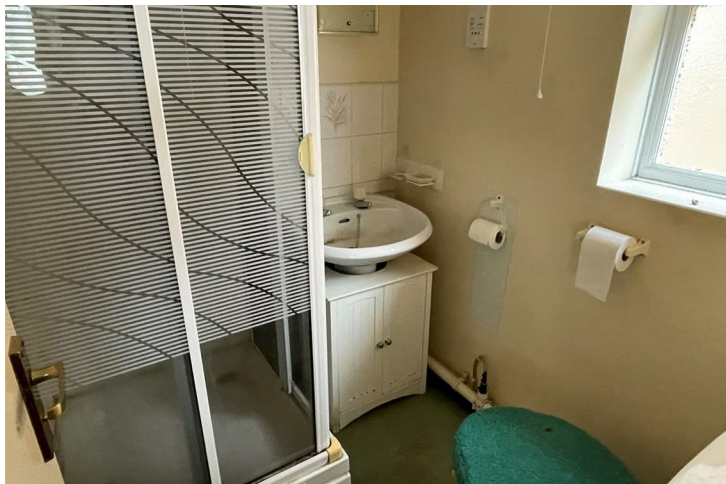
Bedroom 3
13'8" x 7'7" (4.19 x 2.32)

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

Garden

Garage

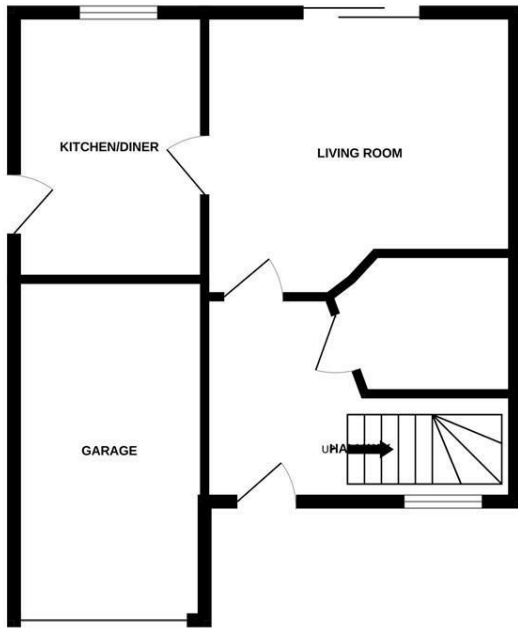




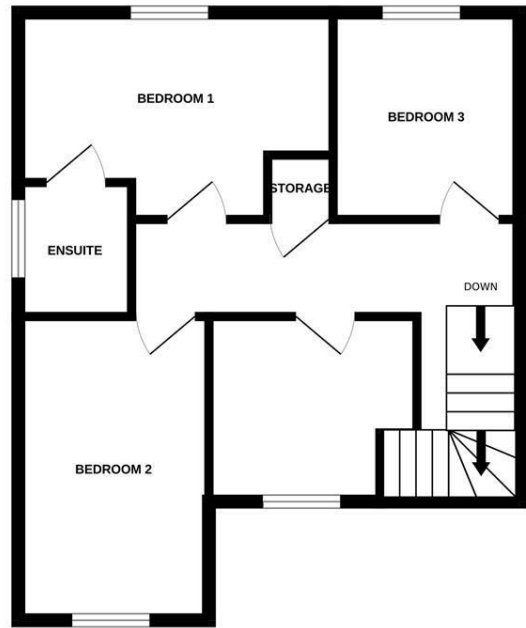
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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