



## 3 Elmdale Road, Bristol, BS3 3JF

Guide price £320,000

This two double bedroom house requires updating, but it is the opportunity to design your home in the way you want it to look. So if you have a desire to put your mark on a property in a great location in Bedminster then this could be the project for you.

If you require a bit of help with securing quotes or contractors to complete works for you Sarah Clark Property Consultants would be happy to help with this.

The accommodation consists of: entrance porch with door into large through lounge and dining room. This will be a great space for relaxing or entertaining with friends and family. To the rear of the house is a nice sized kitchen with plenty of wall and base units for storage, there is currently a Worcester Boiler, gas hob, electric oven, and space and plumbing for a washing machine.

Upstairs are two good sized double bedrooms and a large family bathroom with bath with shower over, wc and basin.

Outside to the front is a small paved garden and to the rear is a side return leading to the rear paved garden.

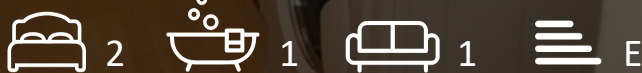
This house does need some updating but is in a great location near to the very popular North Street with its eclectic range of shops, bars and restaurants. Also conveniently placed for Wapping Wharf, Parson Street Station, and local parks and shops and transport networks.

Freehold  
EPC = E  
Council Tax Band = B

### Viewing

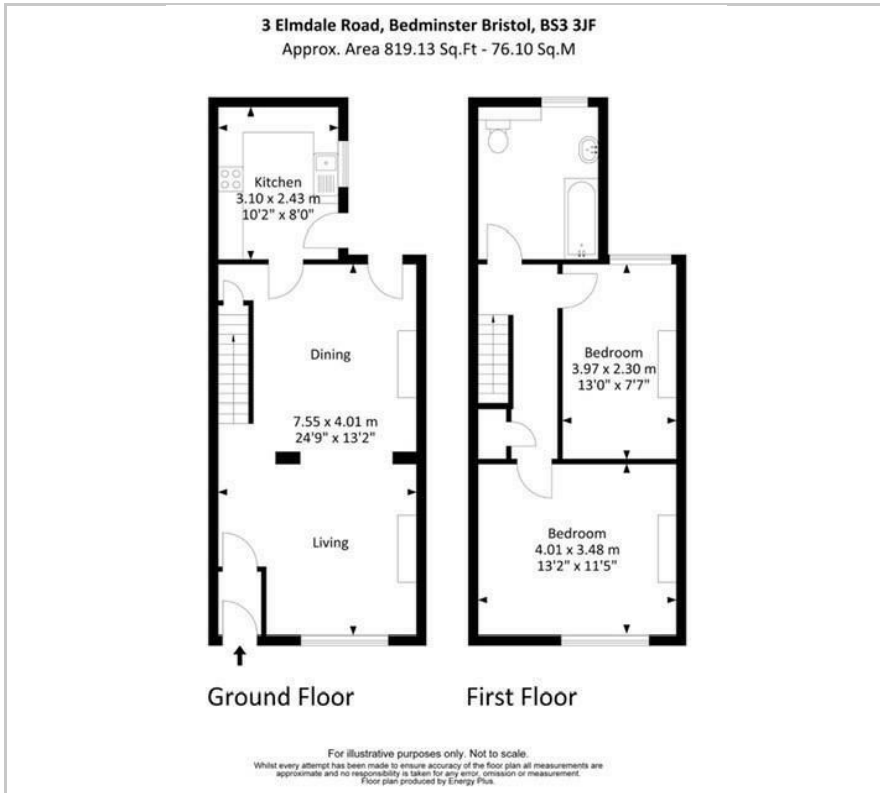
Please contact our Chandos Road Office on 0117 4522400 if you wish to arrange a viewing appointment for this property or require further information.

- No Chain
- Two Double Bedrooms
- Large Through Lounge
- Private Rear Garden
- Great Location
- Needs Updating

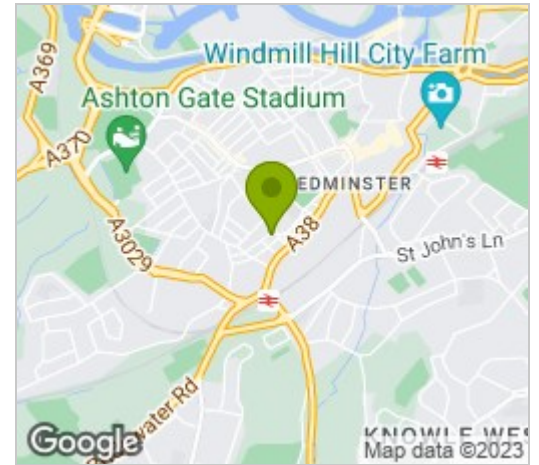




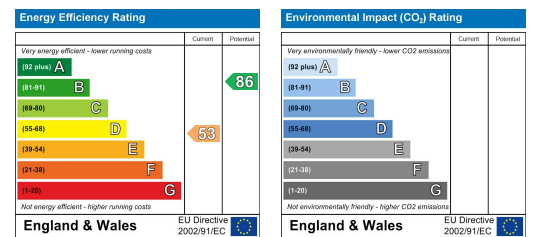
## Floor Plan



## Area Map



## Energy Efficiency Graph



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