



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Elmdale Road,  
Bedminster,  
Bristol,  
BS3 3JF

£350,000

**Entrance Hall** 14'8 x 2'11  
(4.47 x 0.89m)

**Open Plan Lounge/Diner**  
27' max into bay x 13'2  
max (8.23 x 4.01m)

**Lounge area**  
14'1 into bay x 9'8 (4'3 x  
3m)

**Dining area** 13'1 x 12'7  
max (4 x 3.8m)

**Kitchen** 16'5 x 7'10 (5 x  
2.4m)

**First Floor Landing** 12'7 x  
4'10 (3.84 x 1.47m)

**Bedroom 1** 13'1 x 11'6 (4  
x 3.5m)

**Bedroom 2** 12'7 x  
8' (3.84 x 2.44m)

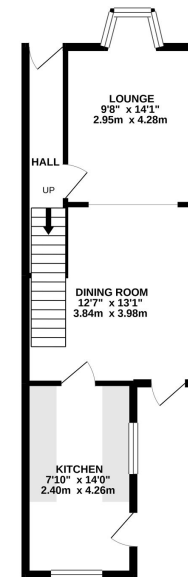
**Bathroom** 9'6 x 8 (2.9 x  
2.44m)

**Rear Courtyard** 17' x 13'4  
plus side return 16'10 x  
4'8 including garden  
shed

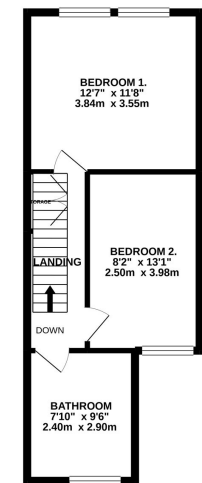


A light and airy 2 double bedroom Victorian end terrace home, conveniently located in the popular Chessels district of Bedminster, handy placed for walking into the city as well as more locally North St & East St. With open plan living accommodation downstairs and an extended kitchen, 2 double bedrooms and modern bathroom to the first floor, south easterly facing rear courtyard with pedestrian side access and a great shed, it is sure to be in demand

GROUND FLOOR  
428 sq ft. (39.8 sq.m.) approx.



1ST FLOOR  
386 sq ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA - 814 sq ft. (75.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing, the measurements of plans, drawings, maps and any other data are approximate and no responsibility is taken for any errors or omissions in any statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The purchaser, solicitor and professional should have not been relied upon to guarantee as to their accuracy or otherwise can be given.  
Mark and Morgan (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster.html>