



urbanlighthouse
INDEPENDENT ESTATE AGENT

Elmdale Road,
Bedminster,
Bristol,
BS3 3JE

Offers over
£350,000

Entrance Lobby & Hall

Lounge

13' into bay x 10'9

3.96 into bay x 3.28

Dining Room

12' x 10'9 min

3.66 x 2.79m min

Kitchen

8'10 x 9'2

2.69 x 2.79m

Utility Room/WC

5'10 x 6'4 min

1.78 x 1.93m min

First Floor Landing

12'1 x 5' max

3.68 x 1.52m max

Bedroom 1

10'8 x 14'1 max

3.25 x 4.29m max

Bedroom 2

12'2 x 8'8

3.71 x 2.64m

Bathroom

8'5 x 9'2

2.57 x 2.79m

Loft Space

12'11 x 14' max

3.94 x 4.27m max

Rear Garden

15' x 14'4 (plus side return 15' x 4')

4.57 x 4.37 (plus side return 4.57 x 1.22m)



TOTAL FLOOR AREA: 1206 sq ft (112.5 sq m) approx.
 When energy ratings have been made to measure the accuracy of the figures contained herein, measurements of floor, wall, ceiling and air space have been taken and are representative of the actual area available for use. The figures are for information purposes only and should not be used as the basis for any calculation. The actual area, volume and application shown here are not guaranteed and are for guidance only. Made with iEnergy ©2020

An attractive bay fronted 2 double bedroom Victorian terrace with the additional benefit of a converted loft space with staircase access. Situated in the popular Chessels district, the ground floor has entrance hall, 2 receptions, fitted kitchen, and utility and downstairs wc. To the first floor are 2 double beds and a generous bathroom with bath and separate shower, then up again to the light and airy loft. There is a pleasant raised decked garden with gated pedestrian rear access.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
57	80
England & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
49	76
England & Wales EU Directive 2002/91/EC	

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