estate agents auctioneers

hollis morgan

40 Elmdale Road, Bedminster, Bristol, BS3 3JE

Offers In Excess Of £350,000

Hollis Morgan - A well presented and practically appointed home situated in the heart of Bedminster.

- Two Double Bedrooms
- Additional Study
- Open Plan Kitchen Diner
- Superbly Well Presented
- Rear Garden with access
- Gas Central Heating
- Double Glazed
- Fantastic Location

The Property
Immaculately presented by the current owners, this sensible home is both bright and modern throughout as well as providing a cosy and classically finished space.

There is a bright and contemporary reception room located a the front of the building featuring stripped wooden floor boards and a feature fireplace recess.
At the rear of the building there is a spacious kitchen diner which has also been finished superbly well.
The kitchen boasts a generous amount of storage space in a range of shaker style wall an base units with tiled splashbacks, a stainless steel sink and drainer with mixer tap over, gas hob, extractor hood, separate oven and grill as well as an integrated dishwasher and fridge freezer.
Access is provided to the rear garden via French doors.

Upstairs, there are 2 good double bedrooms with an additional study / small single bedroom as well as a fully tiled family bathroom with mains fed shower over bath, basin with vanity storage and low level WC.

Externally the property benefits from a recently landscaped courtyard style garden with patio/decked area complete with power, lighting and rear access.

Location
Elmdale Road lies within the popular suburb of Bedminster. North Street is within close proximity and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Ashton Gate, the City's largest stadium, is also within easy walking distance.
Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

Other Information
Freehold

Council Tax Band: B

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Elmdale Road, Bedminster, Bristol, BS3

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 693818

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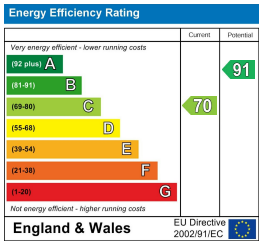

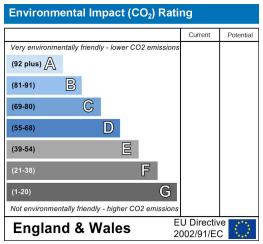

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