



36 Parrys Lane, Bristol, BS9 1AB

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## 36 Parrys Lane, Bristol, BS9 1AB

An impressive detached family home forming part of Ernest Fry's original Parrys Lane Estate, conveniently located close to good schooling, local amenities and the Durdham downs. Offered for sale for the first time in forty years, the house will now benefit from a program of modernisation although it is evident that it has been much loved during the most recent tenure. This property has a delightful south west orientation catching much of the days sun and retains many of the original features. The accommodation is arranged over two floors, providing spacious rooms most of which enjoy a pleasing outlook across the sizeable front and rear gardens. Ample car parking is catered for on a long driveway approach with the added benefit of an integral garage. In our opinion this fine family home will appeal to those that are seeking a 'blank canvas' within which to implement some improvements resulting in their own styling and finishes working around some lovely original features. Huge potential to turn this into a beautiful home with plenty of scope for extension.



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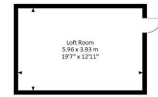
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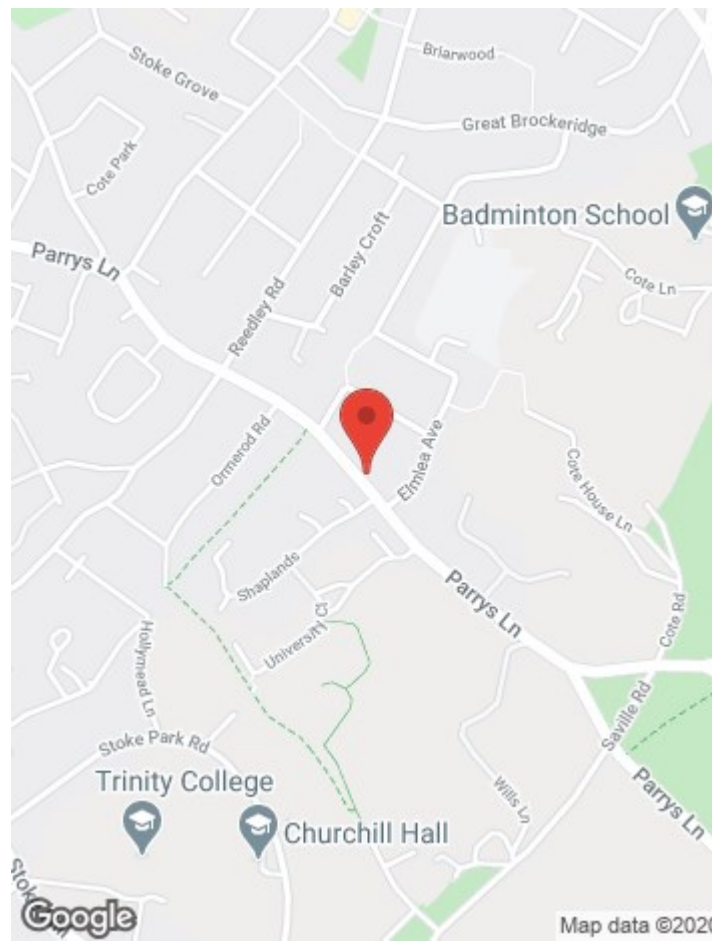


Approx. Gross Internal Area  
2955.60 Sq.Ft - 274.60 Sq.M  
(Total Area Includes Garage And Loft Room)



For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or misstatement.  
Floor plan produced by Wainwright EPC.





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

**OTHER INFORMATION**



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