Hydes
OF BRISTOL

36 Parrys Lane, Bristol, BS9 1AB

www.hydes.co.uk

36 Parrys Lane, Bristol, BS9 1AB

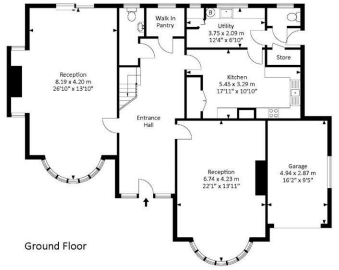
An impressive detached family home forming part of Ernest Fry's original Parrys Lane Estate, conveniently located close to good schooling, local amenities and the Durdham downs. Offered for sale for the first time in forty years, the house will now benefit from a program of modernisation although it 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.

4

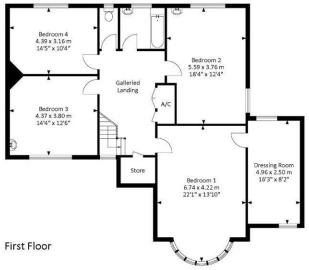
2

2

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



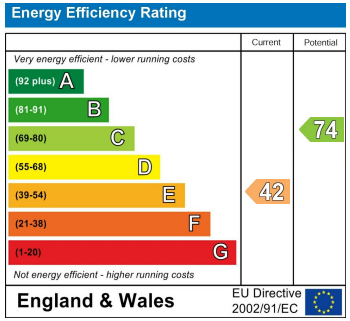
Ground Floor

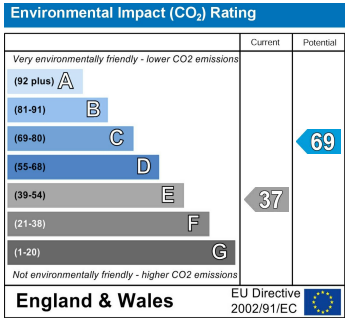


First Floor

Second Floor

For illustrative purposes only. Not to scale.
Whilst 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 measurement.
Floor plan produced by Westcountry EPC.





OTHER INFORMATION

Hydes OF BRISTOL

28 Princess Victoria Street, Bristol, BS8 4BU
Tel: 0117 973 1516
post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE
Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of fi nance for funding for any prospective purchaser wishing to purchase this property. This confi rmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.