



## 9 Elmtree Way

, Bristol, BS15 1QS

**£300,000**



Nestled in the charming area of Elmtree Way, Bristol, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. Built in 1970, the property boasts a classic design that has stood the test of time, offering both comfort and practicality.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The property features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the driveway, which comfortably accommodates two cars, a rare find in urban settings. This added convenience makes daily life easier, allowing for hassle-free parking. There is also a single garage allocated to the property.

The location of Elmtree Way is ideal, with local amenities, schools, and parks within easy reach, making it a perfect spot for families. The vibrant city of Bristol offers a wealth of cultural and recreational activities,



Porch

Hallway

Kitchen 8'8" x 8'0" (2.65m x 2.44m)

Lounge/Diner 17'3" x 10'11" x 7'11" x 4'1" (5.26m x 3.35m x 2.43m x 1.26m)

Landing

Bathroom

WC

Bedroom 1 10'11" x 10'10" (3.35m x 3.31m)

Bedroom 2 9'10" x 7'10" (3.02m x 2.40m)

Bedroom 3 7'10" x 7'1" (2.39m x 2.18m)

Garden

Driveway

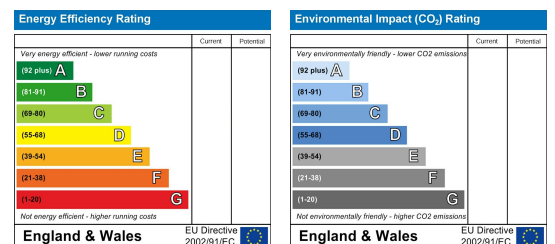
### Area Map



### Floor Plans



### Energy Efficiency Graph



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