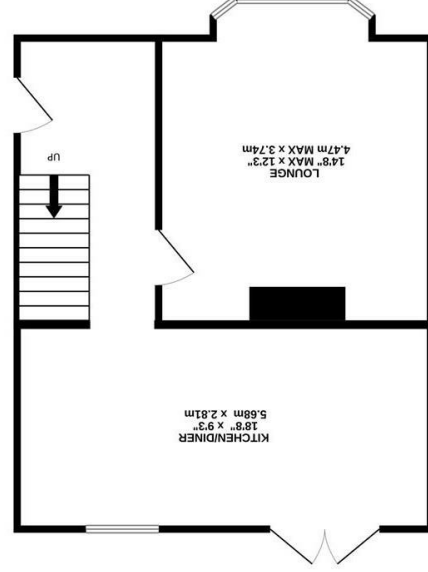
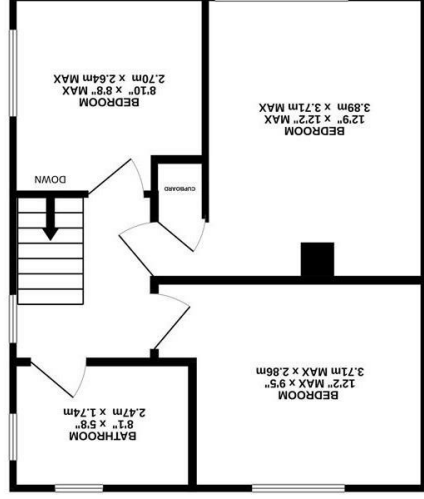




FLOOR PLAN



GROUND FLOOR

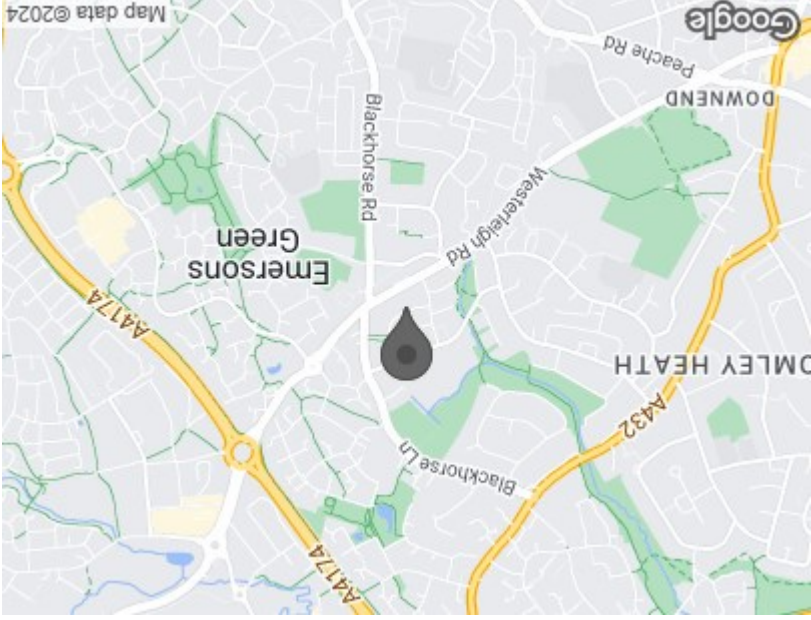


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm has the authority to make or give any representation or warranty in respect of the property.

AREA MAP



| Energy Efficiency Rating | |
|---|-------------|
| Potential | 66 |
| Current | 51 |
| Very energy efficient - lower running costs | (92 plus) 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |



MENDIP CRESCENT
BRISTOL, BS16 6UF
£315,000

3 1 1 E

A set of four white icons on a dark background. From left to right: a bed icon with the number '3' next to it, a bathtub icon with the number '1' next to it, a sofa icon with the number '1' next to it, and a menu icon (three horizontal lines) with the letter 'E' next to it.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'11 x 12'3

KITCHEN/DINER

18'8 x 9'4



FIRST FLOOR

LANDING

BEDROOM

12'9 x 12'1

BEDROOM

12'1 x 9'7

BEDROOM

9'0 x 8'10

BATHROOM

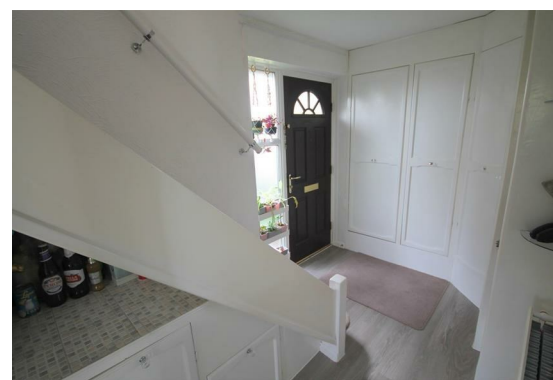
8'1 x 5'7



OUTSIDE

GARDEN

OFF ROAD PARKING



M.Coleman Estate Agents are pleased to bring to the market this three bedroom end of terrace property that is sure to appeal to an array of potential buyers.

The ground floor accommodation offers a welcoming entrance hall with useful fitted storage cupboards; wood effect flooring extends from the hall into the kitchen diner. The well-proportioned lounge has a bay window to the front elevation creating a light and airy feel that continues through this charming home.

Positioned across the rear of the property the kitchen dining room gives access to the garden via French doors. The kitchen has a range of units finished with traditional style doors with space for an undercounter fridge, freezer, washing machine and Range style cooker.

To the first floor are three lovely bedrooms, two of which are well proportioned doubles. The family bathroom boasts a dual aspect with obscured double glazed windows to the side and rear elevations; there is a white three piece suite with an electric shower over the corner bath.

The fantastic rear garden is certainly one of this properties key assets; there is a spacious paved patio, steps lead up to a second patio area and well-tended lawn. There is also a handy workshop/storage shed, greenhouse and summerhouse plus gated access to the side.

The front garden is laid primarily to stone chippings with planted borders offering off road parking for two vehicles.

The high Streets of Mangotsfield and Downend with all the associated amenities are both approximately one mile distant, additionally the property boasts proximity to local schools, bus routes, to the City Centre as well as easy access to the motorway networks of the M32/M4 and M5 and Parkway Railway Station, perfect for the busy commuter.

