

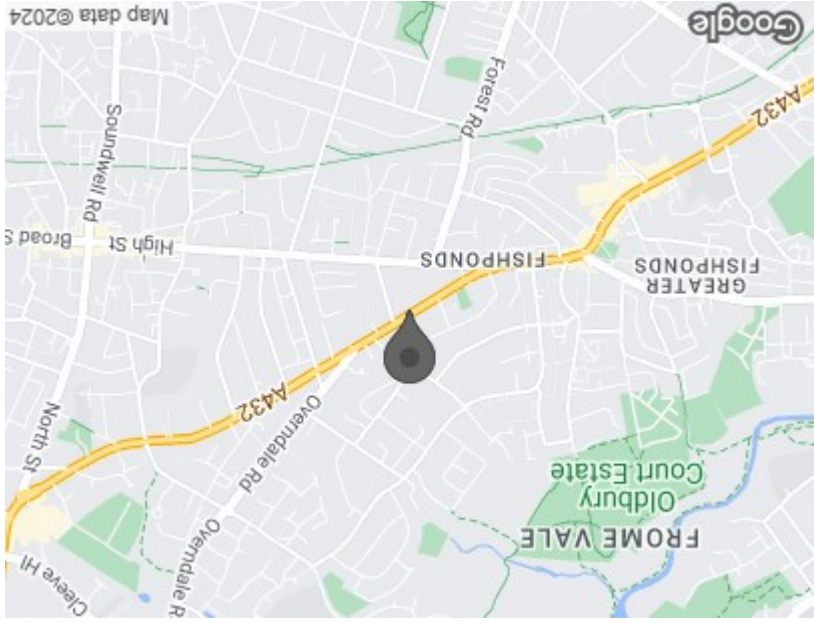


FLOOR PLAN



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.
 Measurements are taken to the internal face of the walls and are approximate. They do not include the area of any external walls, balconies, terraces, porches, pergolas, patios, driveways, garages, sheds, outbuildings, swimming pools, etc. The area of any external walls, balconies, terraces, porches, pergolas, patios, driveways, garages, sheds, outbuildings, swimming pools, etc. is not included in the total floor area. Measurements are taken to the internal face of the walls and are approximate. They do not include the area of any external walls, balconies, terraces, porches, pergolas, patios, driveways, garages, sheds, outbuildings, swimming pools, etc. The area of any external walls, balconies, terraces, porches, pergolas, patios, driveways, garages, sheds, outbuildings, swimming pools, etc. is not included in the total floor area.

AREA MAP



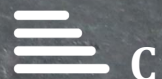
Energy Efficiency Rating		England & Wales	
Potential	84	EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
Current	69	Very energy efficient - lower running costs	
		(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	

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 employment has the authority to make or give any representation or warranty in respect of the property.



DOWNEND ROAD
FISHPONDS, BRISTOL, BS16 5AW

£340,000





GROUND FLOOR

Hall

Lounge

13'0 x 12'6

Dining Room

13'3 x 10'8

Kitchen

11'10 x 8'7

Rear Porch

6'7 x 5'4

FIRST FLOOR

Landing

Bedroom One

15'11 x 13'0

Bedroom Two

13'3 x 10'8

Bathroom

11'10 x 8'7

OUTSIDE

Front Garden

Off Road Parking

Rear Garden



M Coleman Estate Agents are delighted to offer For Sale this beautiful two bedroom mid-terrace home boasting off road parking and a fabulous garden measuring approximately 150 feet in length.

Accessed via a welcoming porch one gets an immediate impression of the space that continues throughout, the ground floor accommodation comprises two separate reception rooms with a spacious lounge with a double glazed splay bay window to the front elevation. Double doors open into the dining room which has French doors and a door back into the hall.

Designed to maximise all available space the kitchen offers a range of wall and base units finished with light wood effect doors; there is an integrated extractor plus space for a freestanding cooker, washing machine, undercounter fridge and freezer. A door leads to a glazed rear porch which in turn gives access to the garden.

The first floor accommodation is arranged around a spacious landing and comprises two lovely bedrooms both of which are doubles in size. The capacious family bathroom has a white three piece suite with a shower attachment over the bath and obscured double glazed window to the rear elevation.

The rear garden is certainly one of this delightful homes key assets; a fabulous space which is laid to lawn with mature borders and beds stocked with a thoughtfully planted array of flowers, shrubs and trees. There are various seating areas perfect for entertaining friends and family during the summer months along with several useful storage sheds.

The front is bounded by a low level wall with a gated drive offering off road parking.

Located within what we believe to be a realistic walking distance to Fishponds high street offering a variety of popular independent shops and cafes. The area benefits from several well-regarded schools and open spaces of Oldbury Court Estate and Snuff Mills. Additionally the Bristol to Bath cycle path also runs through this part of Fishponds and as such is easily accessible.

