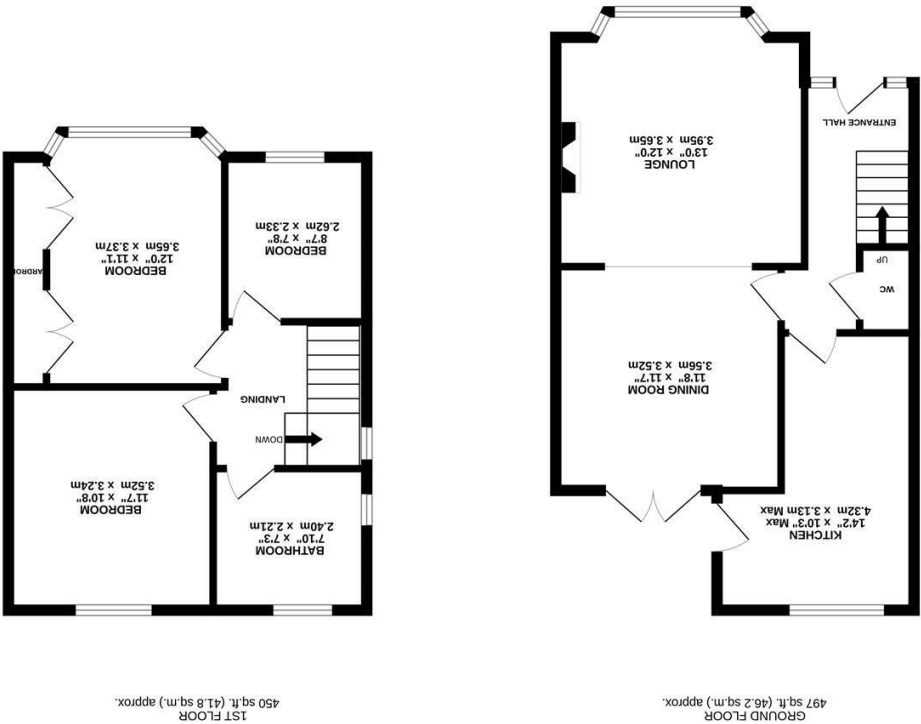


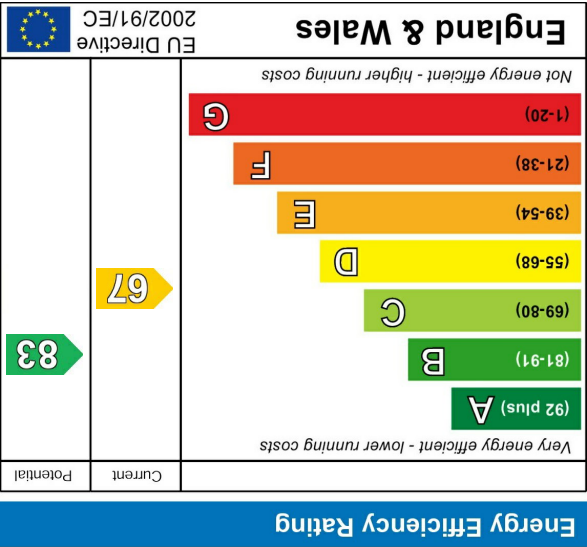
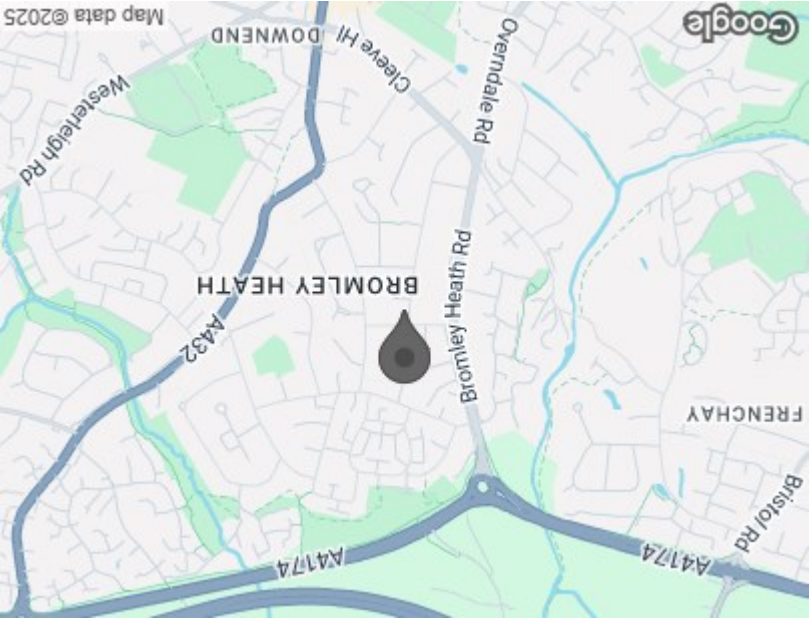


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any 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, as to their operability or efficiency can be given.

AREA MAP



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



HEATH ROAD

DOWNEND, BRISTOL, BS16 6HD

ASKING PRICE £440,000



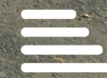
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## **GROUND FLOOR**

**Hall**

**Lounge**

13'0 x 12'0

**Dining Room**

11'8 x 11'7

**Kitchen**

14'2 x 10'3

**Cloakroom**

## **FIRST FLOOR**

**Landing**

**Bedroom One**

12'0 x 11'1

**Bedroom Two**

11'7 x 10'8

**Bedroom Three**

8'7 x 7'8

**Family Bathroom**

7'10 x 7'3

## **EXTERNAL**

**Garden**

**Drive**

**Garage**



## UNEXPECTEDLY REAVAILABLE

Located in sought after Heath Road, Bromley Heath, we are delighted to offer For Sale a three bedroom bay fronted Semi Detached Home being sold with NO ONWARD CHAIN.

The ground floor boasts generous accommodation for the growing family; the property benefits from an open plan lounge and dining room with French doors leading onto the garden. The kitchen/breakfast room has a range of wall and base units, integrated appliances include a double oven, hob and extractor with space and plumbing for a washing machine, fridge and freezer. There is also a cloakroom accessed from the hallway.

The size of the first floor accommodation is bound to impress, all accessed from a spacious landing with a window to the side elevation; there are three bedrooms two of which are well proportioned doubles, the largest benefiting from built in wardrobes. The family bathroom room has a four piece suite including a bath, separate mains plumbed shower cubicle, low level w/c and wash hand basin.

The low maintenance rear garden is laid to lawn with a spacious paved patio and an area laid to gravel; there is also a door giving personal access to the garage. The front of the property has a drive leading to the single garage and creating off road parking for several vehicles.

The property is positioned in a very popular location within Downend, a short walk to all local amenities, shops, bus routes and Bromley Heath Infant and Junior School as well as easy access to the M32 and wider motorway network.

