



**HARFORD DRIVE**

**FRENCHAY, BRISTOL, BS16 1NS**

**OFFERS OVER £200,000**



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E



**Second Floor Flat**

**Entrance Porch**

**Entrance Hall**

**Lounge**

17'9 x 12'2

**Kitchen**

10'11 x 6'11

**Bedroom One**

12'2 x 11'10

**Bedroom Two**

11'6 x 9'9

**Bedroom Three**

11'6 x 8'0

**Shower Room**

8'1 max x 6'6

**Balcony**

10'2 x 4'10

**Utility Room**

**Outside**

**Unallocated Parking**

**Garage**



**IN NEED OF FULL REFURBISHMENT AND UPDATING, M Coleman Estate**  
Agents are pleased to list a three bedroom purpose built apartment with garage.

This home, occupying a pleasant position within the highly sought after location of Frenchay, offers scope to modernise and mark your own stamp on this property.

Situated on the second floor and offering flexible accommodation, the entrance door opens to the hallway and gives access to three bedrooms, a shower room, kitchen, lounge and two useful storage cupboards.

The lounge is a bright, airy room with window to the rear elevation offering wonderful green views and a glazed door to the balcony.

The kitchen has a range of wall and base units with rolled edge work tops, there is space for a freestanding cooker and fridge freezer.

All of the bedrooms are doubles in size and benefit from large double glazed windows which flood the rooms with light plus built-in wardrobes.

The family shower room is partially tiled and fitted with a three piece suite.

The balcony which leads from the lounge has a concrete floor and gives access to a store/utility room.

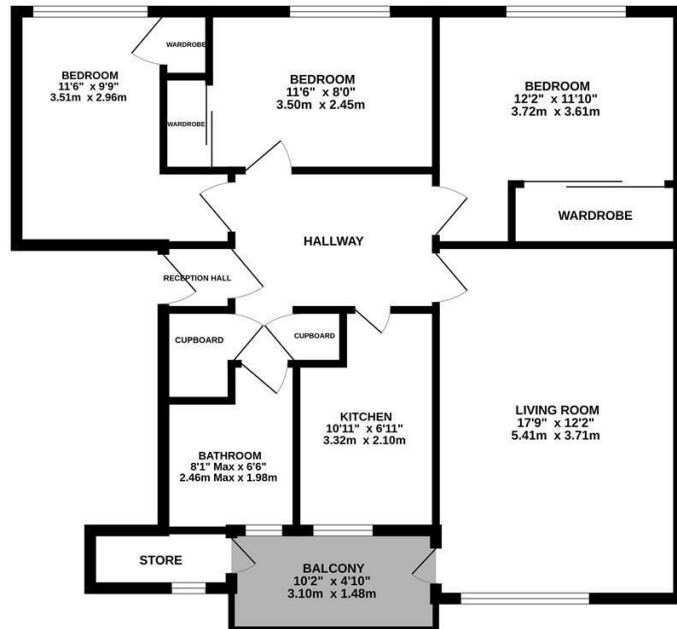
Externally the property benefits from well-tended communal gardens, unallocated off road parking and a garage in a rank close by.

The property is perfectly located for the open green space of Frenchay Common and charming walks along the River Frome. There is also easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station less than 10 minutes drive, bus stops for the metrobus and the shopping centres at Abbeywood, Emersons Green and Downend less than 3 miles distant offering supermarkets, chemist, restaurants, cafes and other local shops



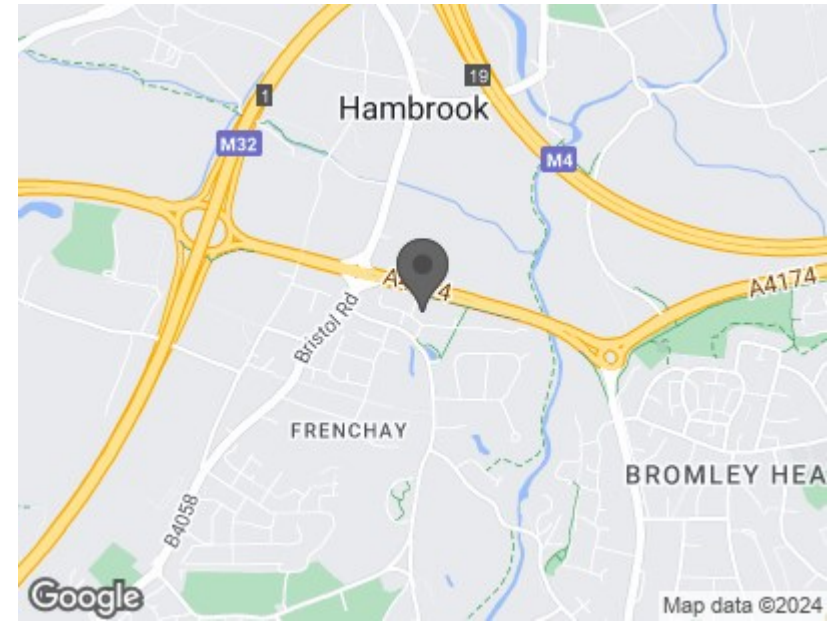
# FLOOR PLAN

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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 as to their operability or efficiency can be given. Made with MyHomeplan ©2024

# AREA MAP



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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