



**COURTFIELD GROVE**  
**FISHPONDS, BRISTOL, BS16 2DS**  
**OFFERS OVER £350,000**





## GROUND FLOOR

Hall

**Kitchen/Dining Room**

12'6 x 11'11

**Sitting Room**

18'1 x 10'10

## LOWER GROUND FLOOR

Hall

**Bedroom**

11'11 x 9'5

**Bedroom**

11'10 x 7'9

**Bedroom**

8'6 x 7'7

**Bathroom**

6'4 x 5'11

## EXTERNAL

**Garage**

18'0 x 7'9

**Off Road Parking**

**Garden**



## NO ONWARD CHAIN

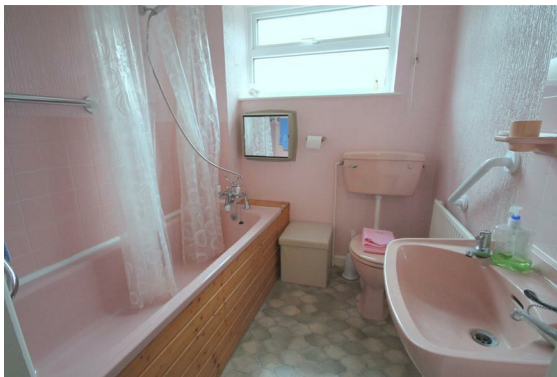
M Coleman Estate Agents are delighted to offer For Sale this three bedroom semi-detached property. Much loved over the years it would now benefit from some updating and cosmetic improvements, ideal for those looking to make their own mark on their next home.

Accessed via a welcoming hallway one gets an immediate impression of the light and airy atmosphere that continues throughout. The accommodation comprises, on the ground floor, a dual aspect lounge with double glazed windows to both the front and rear elevations. The kitchen/dining room similarly has a dual aspect with windows to the rear and side elevations offering a charming view over the garden. There are a range of wall and base units creating plenty of storage plus space for a cooker, washing machine and fridge freezer.

Stairs lead down to the lower ground floor where there are three bedrooms and the family bathroom. Bedroom one is a nicely proportioned double with the benefit of two built in cupboards, bedroom two also has a built in cupboard as well as a door to the garden. The bathroom is partially tiled and has three piece suite with a shower attachment over the bath.

Externally the spacious mature garden is predominantly laid to lawn interspersed with borders and beds stocked with an array of shrubs, flowers and plants; additionally to the rear of the property is a patio area. To the front is a drive offering off road parking and giving access to the garage.

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 many green and open spaces such as Vassalls Park and Snuff Mills.

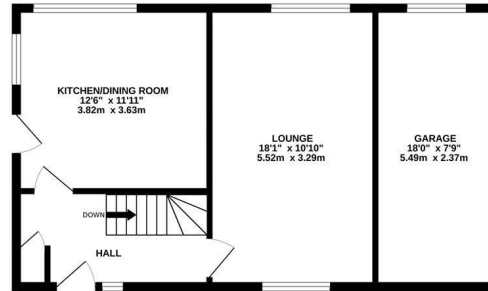


# FLOOR PLAN

LOWER GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



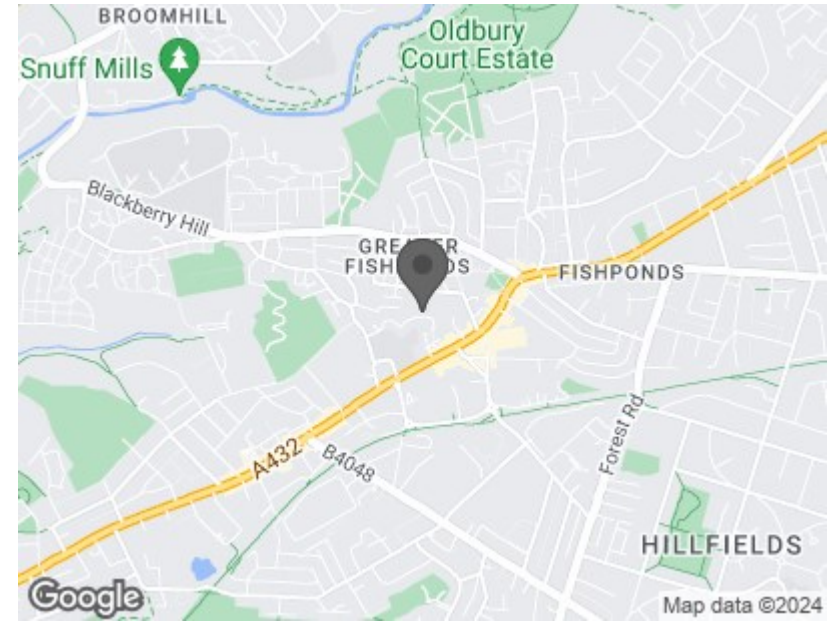
GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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 as to their operability or efficiency can be given.  
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# AREA MAP



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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