



Overndale Road, Bristol, BS16 2RL

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LOUNGE
- KITCHEN DINING ROOM
- GROUND FLOOR CLOAKROOM
- WHITE GOODS INCLUDED EXCLUDING WASHING MACHINE
- NEWLY REDECORATED THROUGHOUT
- NEW MADE TO MEASURE BLINDS
- EPC RATING - E
- AVAILABLE NOW

M.Coleman Estate Agents are delighted to offer To Let this stunning three bedroom detached residence located on the sought after Fishponds/Downend borders. The property has recently been redecorated throughout and benefits a stunning contemporary finish.

Boasting rooms of generous proportions the ground floor comprises a welcoming entrance hallway which offers access to both the lounge and open plan kitchen/dining room with bi-folding doors to the rear garden.

With perfect balance and simple, clean lines the kitchen is designed around a central island unit. There are a range of wall and base units finished with shaker style doors in a timeless deep blue: rose handles, granite style work surfaces and vintage tiled splashbacks add a touch of luxury. Integrated appliances include an oven, electric hob, extractor hood, fridge freezer and dishwasher. There is a door leading to a ground floor WC with a two piece white suite.

You will be pleasantly surprised at the size of the first-floor accommodation; there are three double size bedrooms the master benefitting from an ensuite shower room. The modern family bathroom is partially tiled and has a white three-piece suite with mains plumber shower over the bath.

Externally the bi-folding doors open onto a paved seating area that leads to an artificial level lawn. The garden is fully enclosed for the safety of young children and benefits a storage shed, The front has a low-level brick wall with a drive creating off road parking, Located within what we believe to be a realistic walking distance to the high streets of Downend, Staple Hill and Fishponds and all the associated amenities; the property is approximately five miles from Bristol City Centre and provides easy access onto the Avon Ring Road and motorway networks.

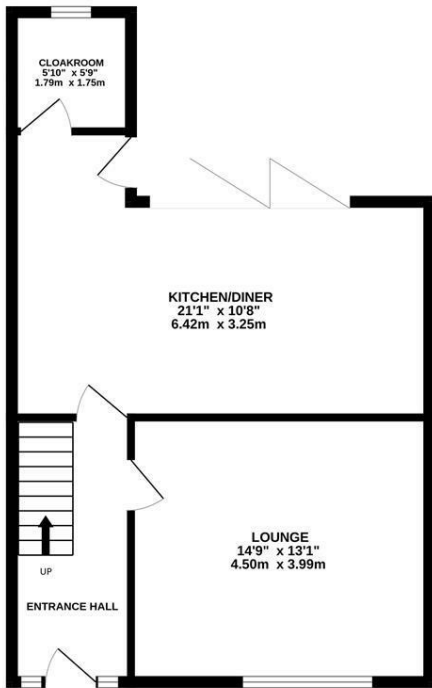
AVAILABLE NOW ON AN UNFURNISHED BASIS

EPC - E

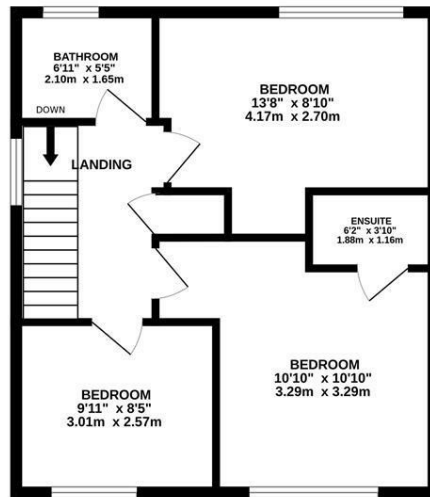
Holding Deposit - £496.00

Deposit - £2480.00

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	























