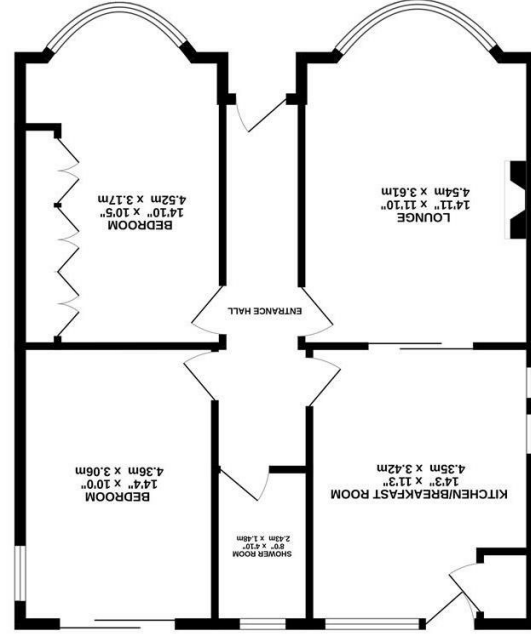




FLOOR PLAN

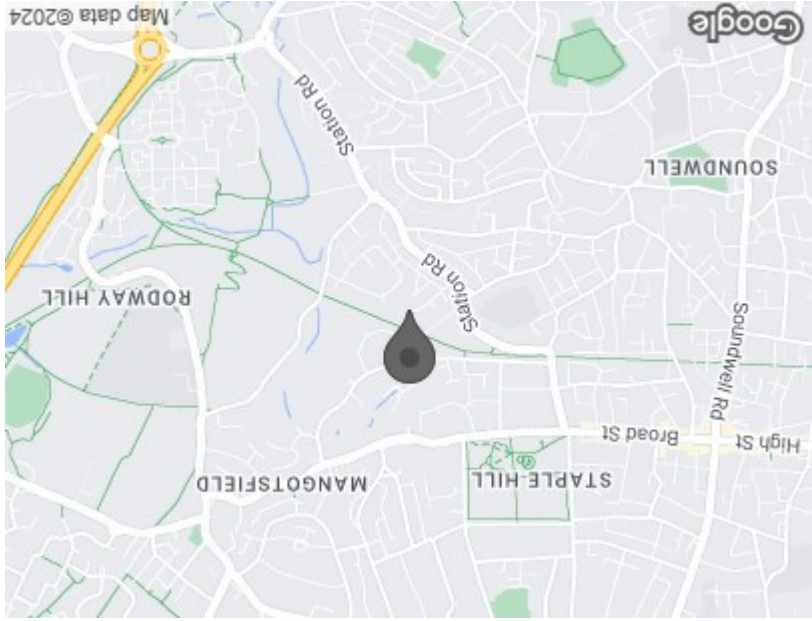


GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

These measurements are taken to ensure the accuracy of the floor plan. Measurements of doors, windows, columns and any other area are approximate and do not include any wall or ceiling thickness. They are for information only and should not be used for any legal purposes. The purchaser is advised to verify these measurements with a professional surveyor. The purchaser is advised to verify these measurements with a professional surveyor. The purchaser is advised to verify these measurements with a professional surveyor.

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.

AREA MAP



Energy Efficiency Rating		England & Wales EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	81	(92 plus) A	(1-20) G
		(81-91) B	(21-38) F
		(69-80) C	(39-54) E
		(55-68) D	(63)



BAGLYN AVENUE
KINGSWOOD, BRISTOL, BS15 4XS
OFFERS OVER £400,000



2



1



1



D



Ground Floor

Entrance Hall

Lounge

14'10" x 11'10"

Kitchen

14'3" x 11'2"

Rear Porch

Bedroom One

14'9" x 10'4"

Bedroom Two

14'3" x 10'0"

Shower Room

7'11" x 4'10"

Outside

Front Garden

Rear Garden

Garage

Storage Shed



NO ONWARD CHAIN

M.Coleman are thrilled to offer to the market this detached two bedroom bungalow occupying a prominent corner plot position. Boasting traditional bay windows, generous size rooms and a beautiful landscaped rear garden, we are confident the property will appeal to an array of buyers.

Laid out over one level the accommodation comprises a welcoming entrance hall which gives access to all rooms. The spacious lounge has a traditional rounded bay window to the front and electric feature fireplace. Double doors lead to the well-proportioned kitchen located to the rear of the bungalow offering range of wall and base units with an integrated oven, hob and extractor hood; additionally there is space with plumbing for a washing machine, under counter fridge and freezer. Windows look out to the side and rear of the and the back door gives access to the rear porch and garden.

Bedrooms one and two are both of double size; bedroom one having fitted wardrobes and a matching rounded bay window to the front. Bedroom two is dual aspect with a window to the side elevation and sliding patio doors to the rear garden.

The modern shower room features a white three piece suite including a corner shower cubicle with wet boarding, wash hand basin inset into vanity unit and WC. The room is fully tiled throughout with wall mounted ladder towel rail.

The attractive front garden is laid predominantly to brick paving providing off road parking for two vehicles and giving access to the garage. Gated access leads to the side of the property.

The stunning landscaped rear garden can be accessed via the kitchen or bedroom two where a paved seating area expands the width of the bungalow and continues to the side where there is a green house and further patio. The lawns are well tended and bounded by timber lap fencing and established trees and shrubs offering changing colours throughout the seasons. There is also a stone built shed and personnel door to the garage

