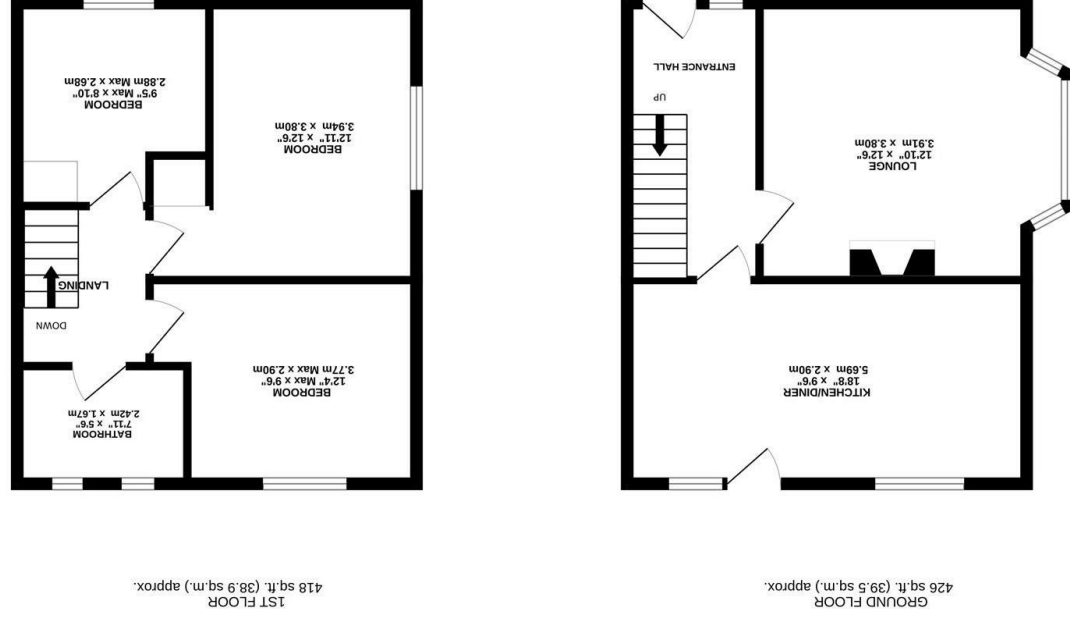




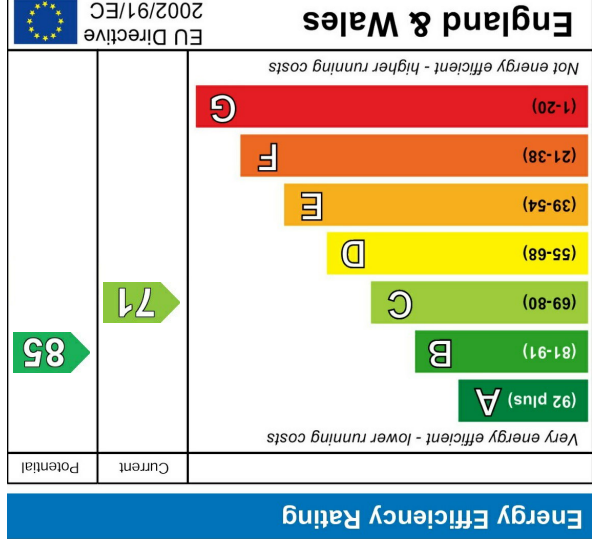
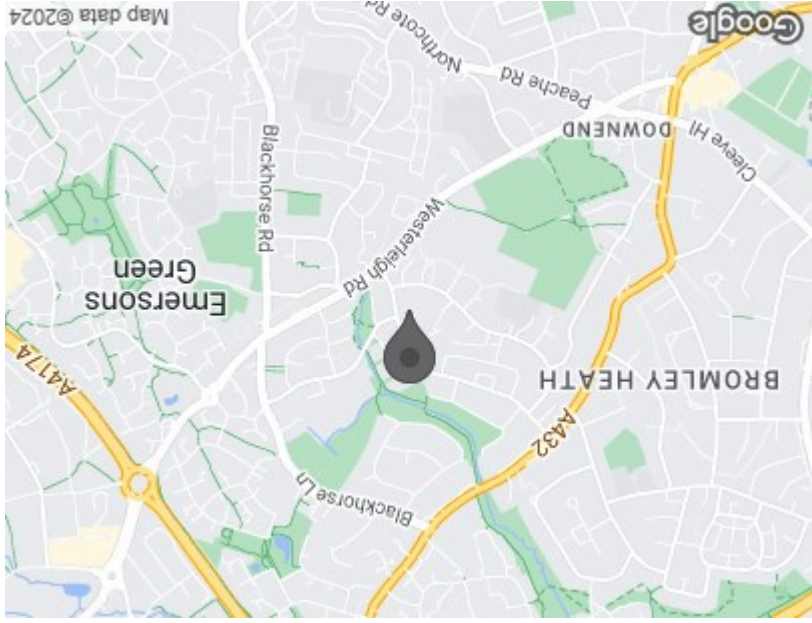
FLOOR PLAN



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
 What 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 a guide 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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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





THE FOLLY
DOWNEND, BRISTOL, BS16 6RE
£325,000





Ground Floor

Entrance Hall

Lounge

12'9" x 12'5"

Kitchen/Dining Room

18'8" x 9'6"

First Floor

Landing

Bedroom One

12'11" x 12'5"

Bedroom Two

12'4" max x 9'6"

Bedroom Three

9'5" max x 8'9"

Bathroom

7'11" x 5'5"

Outside

Front Garden

Rear Garden

Off Street Parking



M Coleman are delighted to bring to the market a spacious end of terrace home occupying an elevated position with far reaching views to the North East of the City.

Located within a quiet cul-de-sac and within close proximity to the amenities of Downend Village and Emersons Green, we are confident the property is going to be a popular choice for buyers.

The ground floor accommodation comprises a welcoming entrance hall with wood effect laminate floor that extends to the kitchen/dining room. The lounge is located to the front of the property with a double glazed bay window to the side elevation and benefitting a feature fire place with log burner.

The kitchen/dining room has been opened up to one room and offers a range of wall and base units in slate grey with an integrated oven and hob and space for a freestanding washing machine, dishwasher and tall fridge-freezer. The dining area has a tall built in cupboard and offers ample space for family dining. Windows overlook to the rear of the property and a back door gives access to the garden.

To the first floor are three bedrooms two of which are well proportioned doubles and the third is a generous single room. The fully tiled family bathroom has a white suite with a mains plumbed shower over the bath, wash hand basin fitted to an upcycled vanity unit and WC.

The rear garden is split over two levels, the upper level being laid predominately to shingle with a stone built garden shed. The garden is fully enclosed by boundary fencing offering a secure space for families with younger children. A garden gate gives access to the lower level garden used by our sellers as an allotment. Secure side access leads to the front and side of the property which is bounded by a dwarf wall and laid to shingle and hard standing offering parking for one to two vehicles.

