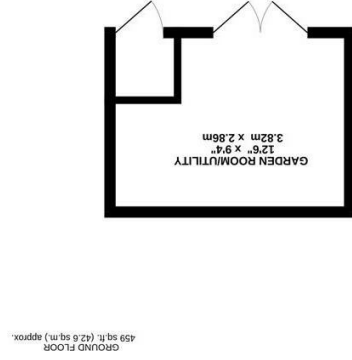




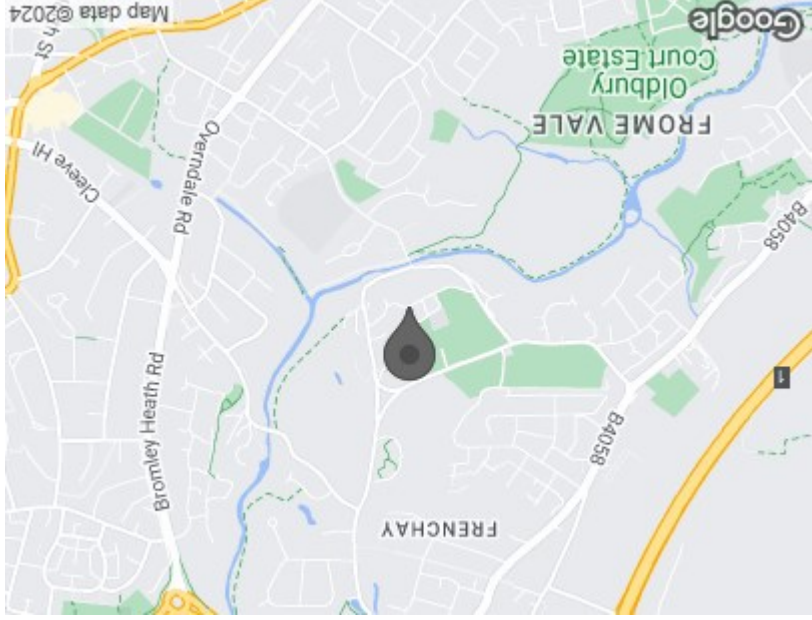
**FLOOR PLAN**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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 is made to their quantity or efficiency can be given.  
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TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

**AREA MAP**



Energy Efficiency Rating	
Potential	82
Current	58
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
Not energy efficient - higher running costs	

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 should not be held liable for any mis-statement or omission or 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 is made to their quantity or efficiency can be given.  
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**QUARRY ROAD**  
**FRENCHAY, BRISTOL, BS16 1LX**  
**ASKING PRICE £450,000**



2



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1



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**Ground Floor**

**Storm Porch**

**Sitting/Dining Room**

20'9" x 10'5"

**Kitchen**

11'4" x 10'0"

**First Floor**

**Landing**

**Bedroom One**

11'4" x 10'0"

**Bedroom Two**

11'9" x 8'2"

**Bathroom**

**Outside**

**Garden**

**Garden Room & Utility**

**Cupboard**

12'6" x 9'4"

**Boiler Room**



Nestled in the picturesque Village of Frenchay is Andover Cottage, a charming detached two bedroom home boasting a wealth of character. The cottage and gardens have been much loved by the current owners with all renovations sympathetic to its era, blending modern day living with personality and charm. Located a stones throw from Frenchay Common, the property is accessed via an original cobblestone path believed to date back to the 18th Century.

You enter the property via a storm porch and are welcomed into a charming lounge/dining room with Oak flooring and two windows that look out to the gardens. The natural stone fireplace houses a log burner giving the room and warm and cosy feel. Stairs give access to the first floor with hand crafted cupboards below for storage.

The kitchen also has windows to the front elevation, is fitted with a range of wall and base units with modern Shaker doors. A Belfast sink, wood block work tops and Flagstone flooring gives a timeless finish to the room. There is an integrated fridge/freezer, microwave and dishwasher plus space for a washing machine, tumble dryer and Rangemaster cooker.

On the first floor bedrooms one and two are both generous double size rooms, bedroom two exposing original beams and benefitting a storage cupboard. Completing the accommodation is a four piece bathroom comprising a roll top bath and a separate shower cubicle with mains plumbed shower.

Externally, you will fall in love with the established south facing garden laid to lawn and stocked with an abundance of flowering shrubs and trees. There are various seating areas that capture sun throughout the day. To the rear of the garden is a timber garden room, that has suited the owners as a home office, hobby room and work shop. There is also a separate area used as a utility cupboard as well as an additional garden shed and green house.

