



TUCKETT LANE
FRENCHAY, BRISTOL, BS16 1LU
ASKING PRICE £465,000



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GROUND FLOOR

Porch

Hall

Lounge
13'3 x 10'10

Dining Room
13'3 x 10'9

Kitchen
8'9 x 7'8

Utility Room
7'5 x 4'7

FIRST FLOOR

Landing

Bedroom One
13'3 x 11'0

Bedroom Two
10'10 x 9'5

Bathroom
8'9 x 7'8

EXTERNAL

Off Road Parking

Rear Garden



Welcome to this charming detached two bedroom cottage located in the picturesque Frenchay village. Situated on Tuckett Lane, this property offers a perfect blend of countryside living with the convenience of city amenities.

As you step inside, you are greeted by a porch and hall leading to two cosy reception rooms, both with open fires creating a warm and inviting ambiance ideal for relaxing with family or entertaining guests. The sitting room is positioned to the front whilst the dining room gives access to the kitchen and rear garden via French doors.

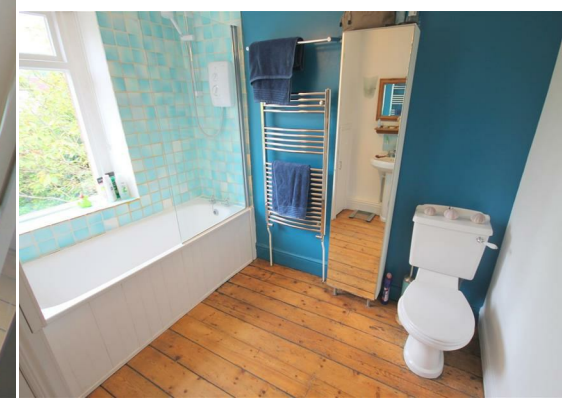
The country-style kitchen adds a touch of rustic appeal, there are a range of wall and base units, wood block worktops and a ceramic sink.

Integrated appliances include an electric oven and hob plus space for fridge freezer. The utility room has space and plumbing for a washing machine and dishwasher along with a further door to the garden.

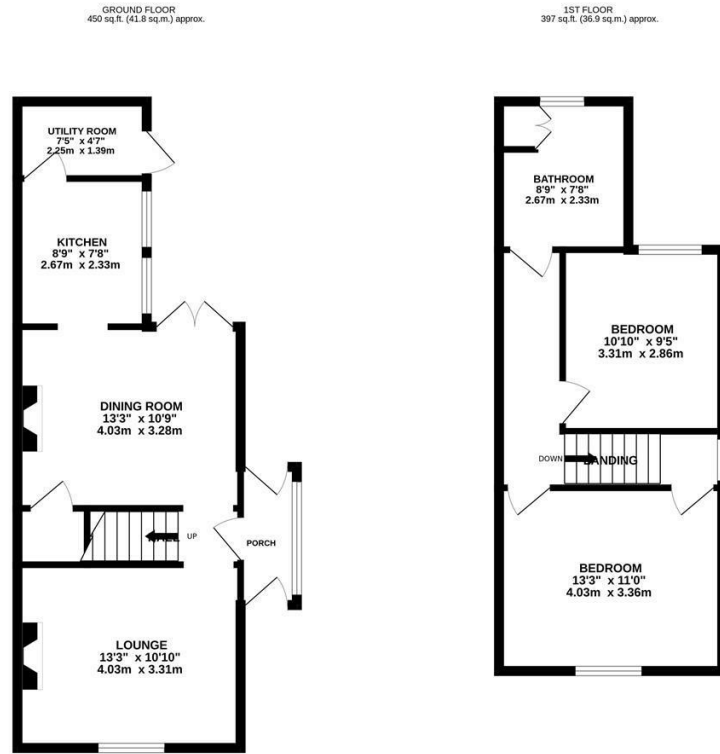
To the first floor are two lovely bedrooms, providing comfortable living spaces for you and your loved ones. The bathroom is well-appointed with a white three piece suite and offers a space to relax after a long day. One of the highlights of this property is the mature garden, offering a tranquil retreat where you can unwind amidst nature.

Conveniently, there is off road parking available for one vehicle, ensuring you never have to worry about finding a spot. Additionally, being near the Frome Valley Walkway provides the opportunity for leisurely strolls in beautiful surroundings.

Don't miss the opportunity to make this lovely house your home, where comfort, charm, and tranquillity await you in the heart of Frenchay Village.

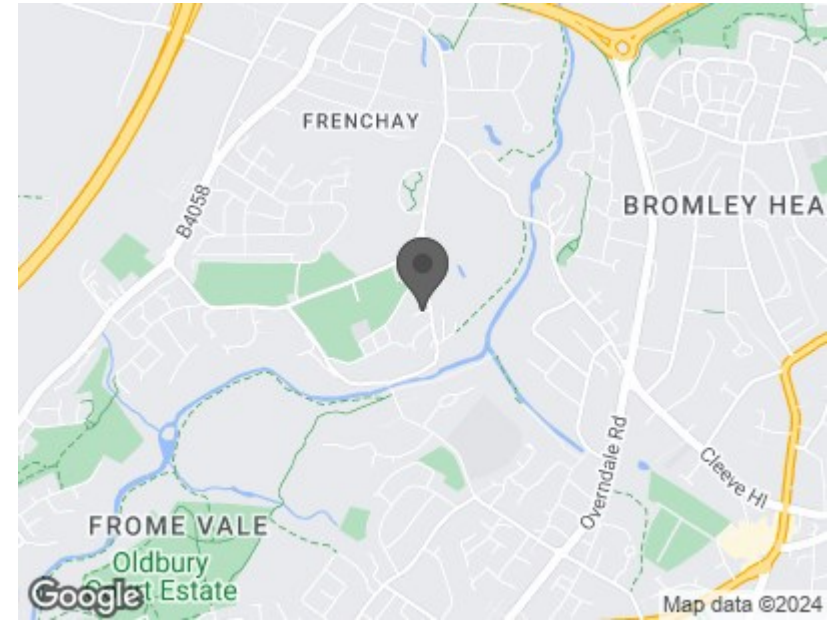


FLOOR PLAN



TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.
While 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. Made with Metropix (2024).

AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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