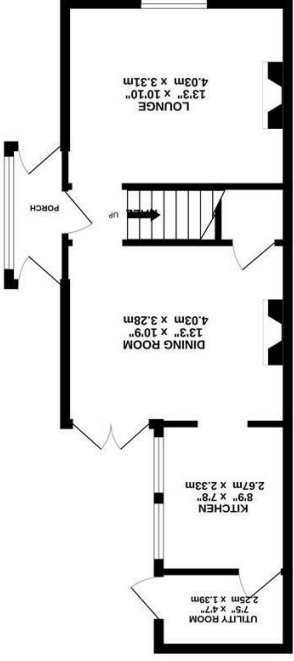
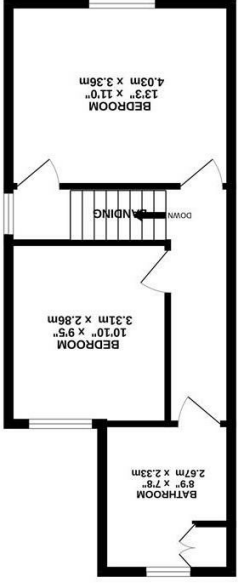




FLOOR PLAN



GROUND FLOOR
450 sq ft. (41.8 sq m) approx.



1ST FLOOR
297 sq ft. (26.9 sq m) approx.

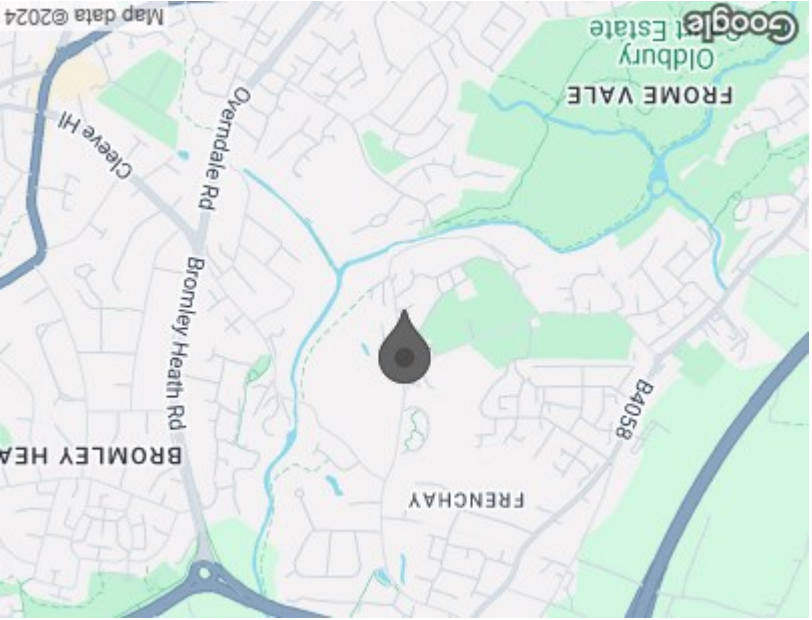
The above floor plan has been made to ensure the accuracy of the layout. Consequently it should be taken as an approximate guide only. The actual dimensions may vary slightly. The above floor plan is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

TOTAL FLOOR AREA: 846 sq ft. (78.6 sq m) approx.

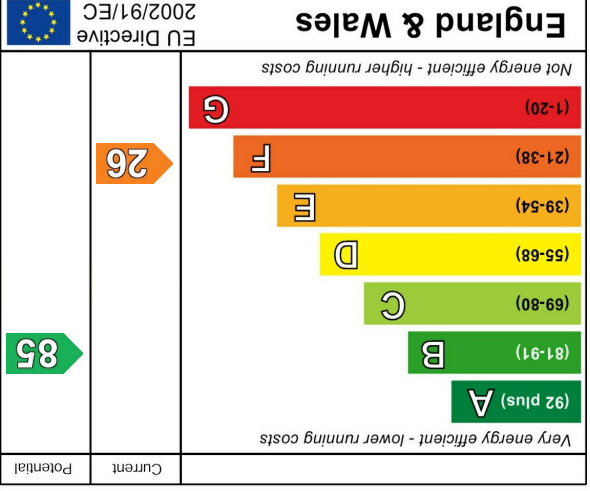
Make an appointment to view the property.

Make an appointment to view the property.

AREA MAP



Energy Efficiency Rating



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.



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



2



1



2



F



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.

