





**DUCIE ROAD**

**STAPLE HILL, BRISTOL, BS16 5JZ**

**£350,000**



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## GROUND FLOOR

Hallway

Lounge  
12'7 x 11'7

Dining Room  
12'5 x 11'5

Kitchen  
10'10 x 6'8

Conservatory  
10'10 x 6'11

WC

## FIRST FLOOR

Landing

Bedroom One  
12'8 x 12'4

Bedroom Two  
11'5 x 10'7

Bedroom Three  
8'0 x 7'7

Shower Room  
7'9 x 5'10

## OUTSIDE

Garden

Off Road Parking

Garage



## NO ONWARD CHAIN

M.Coleman Estate Agents are pleased to offer For Sale this three bedroom semi-detached home; a house offering fabulous potential and proximity to the amenities of Staple Hill, the ever popular Page Park and the Bristol to Bath cycle path.

The ground floor accommodation consists of an entrance hall giving access to a well-proportioned open plan lounge/dining room; the dining area extends into a double-glazed bay to the front elevation and lounge to the rear. The kitchen has a range of wall and base units with space for a freestanding cooker, fridge freezer and plumbing for a washing machine. There is a rear lobby which has a useful storage area and doors to a cloakroom and conservatory which overlooks the garden.

The first floor accommodation comprises three bedrooms; there are two double bedrooms both of which benefit from fitted wardrobes and there is also a well-proportioned single bedroom. The family shower room has a shower cubicle with an electric shower, low-level WC and sink plus an obscured double-glazed window to the rear elevation.

Externally there is a block paved drive to the front which offers off-road parking for several vehicles and extends to the side of the property leading to a detached single garage. The well-proportioned rear garden is fully enclosed and has the potential to be a fabulous space in which to relax or entertain friends and family.

