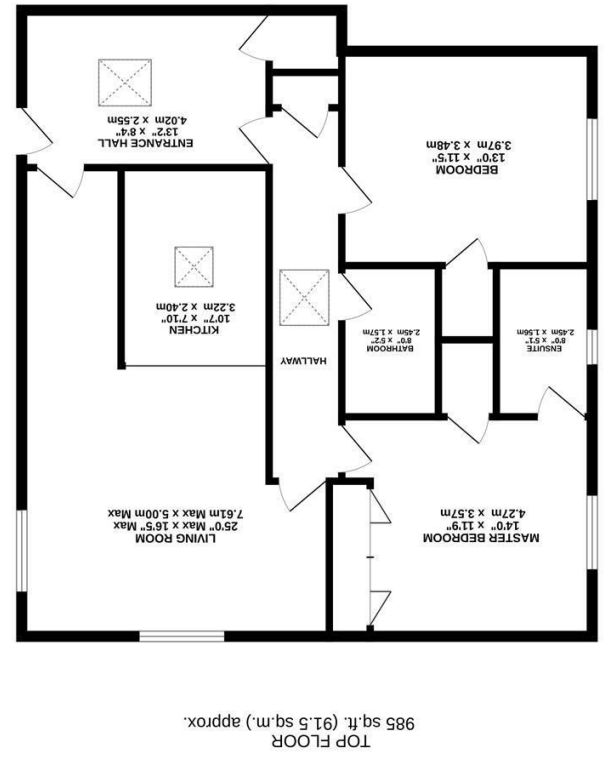




FLOOR PLAN



These measurements are taken to the best of our knowledge and are not intended to be used for any legal or financial purposes. The views, opinions and estimates herein are not intended to be used for any legal or financial purposes. The views, opinions and estimates herein are not intended to be used for any legal or financial purposes. The views, opinions and estimates herein are not intended to be used for any legal or financial purposes.

AREA MAP



Energy Efficiency Rating	
Potential	79
Current	77

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
Not energy efficient - higher running costs	(1-20) G

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.



BECKSPOOL ROAD
FRENCHAY, BRISTOL, BS16 1NE
£269,950





Ground Floor

Communal Entrance

First Floor Flat

Entrance Hall

13'2 x 8'4

Living Room

25'0 max x 16'5 max

Kitchen

10'7 x 7'10

Inner Hall

Bedroom One

14'0 x 11'9

Ensuite Shower Room

8'0 x 5'1

Bedroom Two

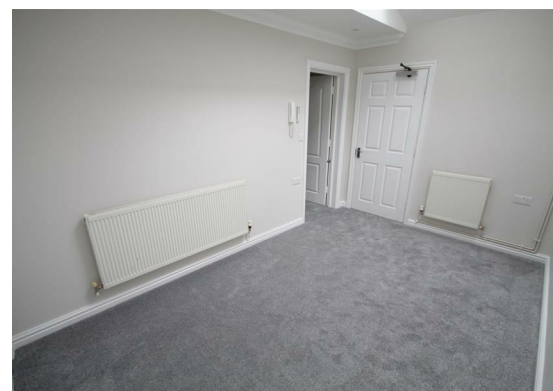
13'0 x 11'5

Family Bathroom

8'0 x 5'2

Outside

Allocated parking x 2



NO ONWARD CHAIN

M Coleman Estate Agents are thrilled to offer For Sale this charming two-bedroom, two-bathroom home located on Beckspool Road in the delightful area of Frenchay. Situated on the upper floor of a purpose-built property, this flat offers a peaceful retreat with the perfect blend of comfort and convenience. Being sold with no onward chain, makes it an ideal opportunity for those looking to move in hassle-free.

Upon entering, you are greeted by a surprisingly spacious reception hall that leads an inner hall and the fabulous open plan living space, perfect for entertaining guests or simply relaxing after a long day.

The lounge and dining area has double glazed windows to both the side and rear elevations. The fitted kitchen boasts a range of wall and base units offering copious storage and preparation space; integrated appliances include a gas hob, extractor fan, washing machine, dishwasher and fridge freezer.

Accessed from the inner hall are two double bedrooms both with fitted cupboards; the master benefits an ensuite shower room. The family bathroom is partially tiled and has a white three piece suite with shower attachment over the bath.

Parking will never be an issue with the allocated space for two vehicles, ensuring that you always have a place to park. Additionally, the communal entrance adds a sense of community to the property, creating a welcoming atmosphere for all residents.

The location of this flat is truly special, near the picturesque Frenchay Common perfect for leisurely strolls whilst also being well situated for the busy commuter, the motorway network is within easy reach and Bristol Parkway Railway Station less than 3 miles distant. Overall, this property is a light and airy haven that offers modern living in a desirable location. Don't miss out on the opportunity to make this flat your own and enjoy all that it has to offer.

