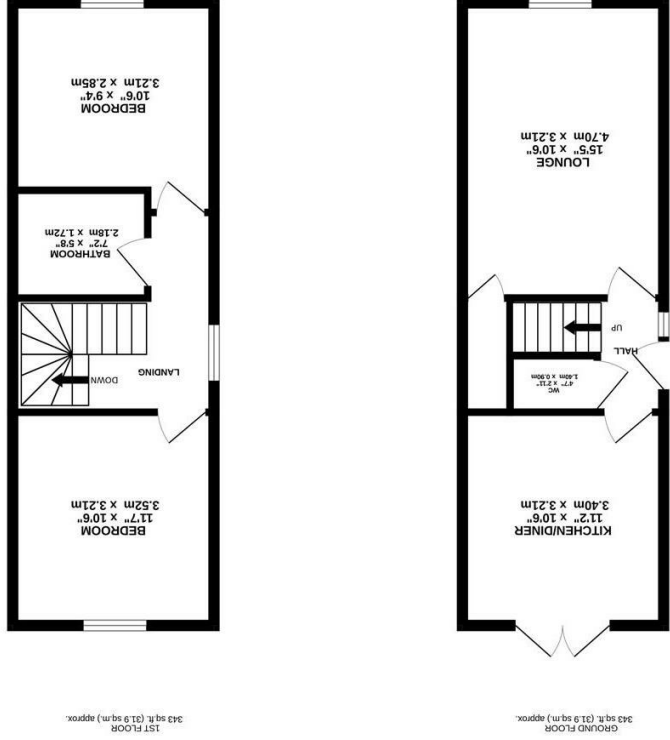


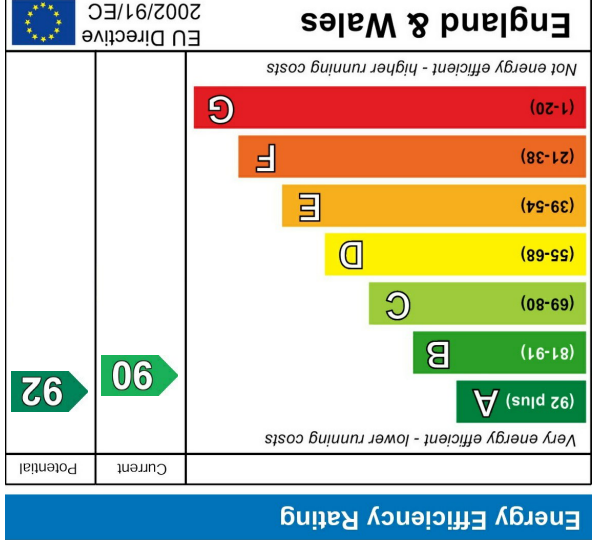
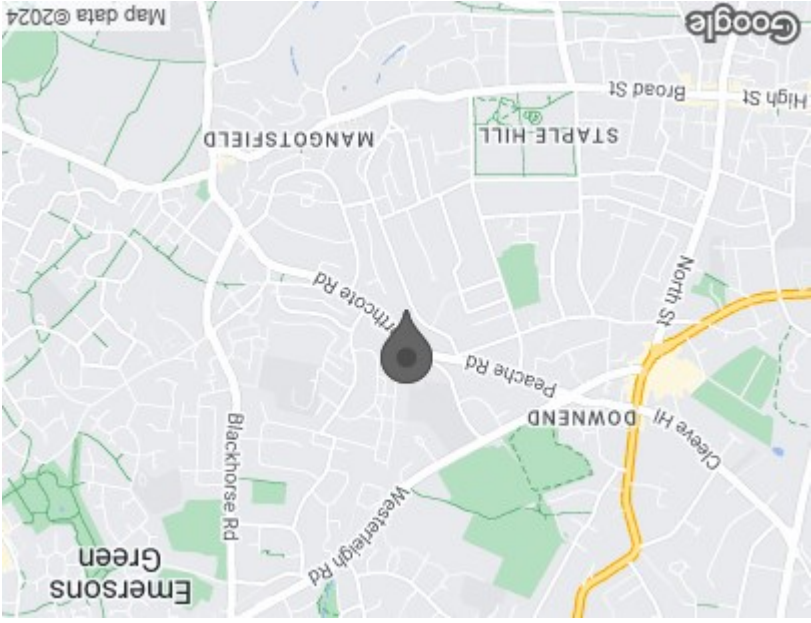
## FLOOR PLAN



TOTAL FLOOR AREA: 686 sq ft (63.7 sq m) approx.  
 Measurements have been taken to ensure the accuracy of the floor plan. Measurements of doors, windows, corners and any other items are approximate and responsibility is taken by the client. We do not guarantee the accuracy of the floor plan. Measurements are taken to the best of our knowledge and we do not guarantee the accuracy of the floor plan. Measurements are taken to the best of our knowledge and we do not guarantee the accuracy of the floor plan. Measurements are taken to the best of our knowledge and we do not guarantee the accuracy of the floor plan.



## AREA MAP



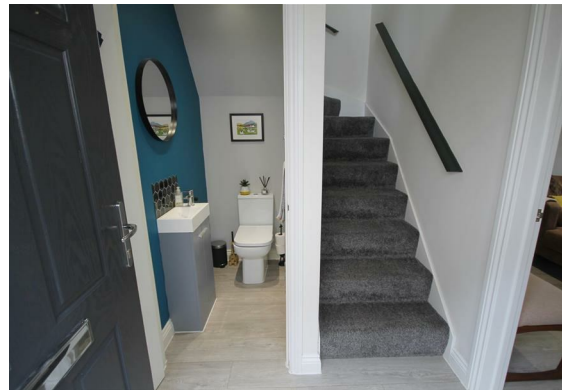
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not 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.



**BURLEY GROVE**  
**DOWNEND, BRISTOL, BS16 5QB**

**£325,000**





**Ground Floor**

**Hall**

**Lounge**  
15'5 x 10'6

**Kitchen/Dining Room**  
11'2 x 10'6

**WC**  
4'7 x 2'11

**First Floor**

**Landing**

**Bedroom One**  
11'7 x 10'6

**Bedroom Two**  
10'6 x 9'4

**Bathroom**  
7'2 x 5'8

**Outside**

**Rear Garden**

**Off Road Parking**



M Coleman Estate Agents are thrilled to offer For Sale this charming nearly new end terrace house located in the sought-after Burley Grove, Downend.

Upon entering, you are greeted by an welcoming hall which leads to all ground floor rooms. The fabulous reception room is perfect for relaxing or entertaining guests. The modern kitchen is a chef's delight, offering a stylish space to prepare delicious meals. Following simple clean lines and featuring a range of wall and base units finished with elegant grey Shaker style doors; marble effect square edge worktops combine to lend this timeless style a contemporary twist.

Integrated appliances add a touch of luxury and include an eye level oven, microwave, fridge freezer, dishwasher and washing machine. The French doors leading to the garden flood the kitchen with natural light, creating a bright and airy atmosphere. A cloakroom accessed from the hall completes the accommodation on this level.

The first floor boasts a landing leading to two generously sized double bedrooms, offering ample space for a growing family or those in need of a home office. The bathroom is sleek and well-appointed with a white three piece suite, a tranquil space to unwind after a long day.

One of the highlights of this property is the spacious garden, fully enclosed and predominantly laid to lawn with a paved patio the space is ideal for enjoying the outdoors and hosting summer barbecues. Additionally there is an outside tap, gated side access whilst the presence of solar panels not only helps the environment but also reduces energy bills, making this home both eco-friendly and cost-effective.

With off-road parking available for one vehicle, you'll never have to worry about finding a parking spot. The convenience of having your own parking space adds to the appeal of this lovely home.

