





**MANOR ROAD**  
**FISHPONDS, BRISTOL, BS16 2EN**  
**£185,000**





## GROUND FLOOR

Communal Entrance

Hallway

Living Room

14'3 x 11'0

Kitchen

10'2 x 7'3

Bedroom One

10'8 x 10'2

Bedroom Two

9'10 x 8'4

Bathroom

6'1 x 5'9

Garden

Communal Gardens

Off Road Parking



Offered For Sale with NO ONWARD CHAIN M Coleman Estate Agents are pleased to market this delightful two bedroom ground floor retirement apartment within the ever popular Manor Gardens.

The accommodation has been recently refurbished throughout and comprises a lounge with a double glazed window to the front elevation and a partially glazed door to the kitchen. The kitchen has been designed to utilise all available space with a range of wall and base units faced with light wood effect doors and brushed steel handles. Integrated appliances include an electric hob and oven plus space for a washing machine and fridge freezer.

There are two bedrooms with the largest being a well proportioned double, the bathroom is fitted with a three piece suite including an electric shower over the bath, low level w/c and basin.

Externally the property boasts a courtyard style garden bounded by stone walls and beautiful communal gardens which are predominantly laid to lawn with well stocked borders thoughtfully planted with an array of flowers, shrubs and trees.

Additionally there is off street parking which we are told is available on a first come first served basis.

The property is conveniently located to the amenities of Fishponds, on direct bus routes to Bristol City Centre and within easy reach of the open green spaces of Oldbury Court Estate and Stoke Park.

A viewing is essential to appreciate this charming home.

