



BIRCHWOOD ROAD

, BRISTOL, BS4 4RB

£350,000



3



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2



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Ground Floor

Porch

Hall

Lounge
12'4 x 11'11

Dining Room
12'3 x 10'6

Kitchen
8'10 x 7'2

First Floor

Landing

Bedroom
12'4 x 11'11

Bedroom
12'2 x 10'8

Bedroom
9'2 x 7'3

Bathroom
6'0 x 5'10

External

Front Garden

Rear Garden

Garage

M. Coleman Estate Agents are delighted to offer for sale this well presented three bedroom mid terrace property.

The welcoming entrance hall gives an immediate impression of the light and space whilst stripped floorboards give an indication of the homely feel that extends throughout. There are two separate reception rooms with the lounge positioned to the front. A 'Living Flame' gas fire with decorative surround is set into the chimney breast, perfect for a cosy evening in. Picture rails and a double glazed rounded bay window further enhance this lovely room. Opening onto the garden is the dining room which benefits from stripped floorboards that extend from the hall. The well considered kitchen has been thoughtfully designed to maximise the available space; there are a range of wall and base units finished with Shaker style doors. There is space for a freestanding cooker, fridge freezer and plumbing for a washing machine.

The first floor comprises three bedrooms two of which are well proportioned doubles. The family bathroom has a white three piece suite with a shower attachment over the bath, an obscured double glazed window to the rear elevation floods the room with natural light.

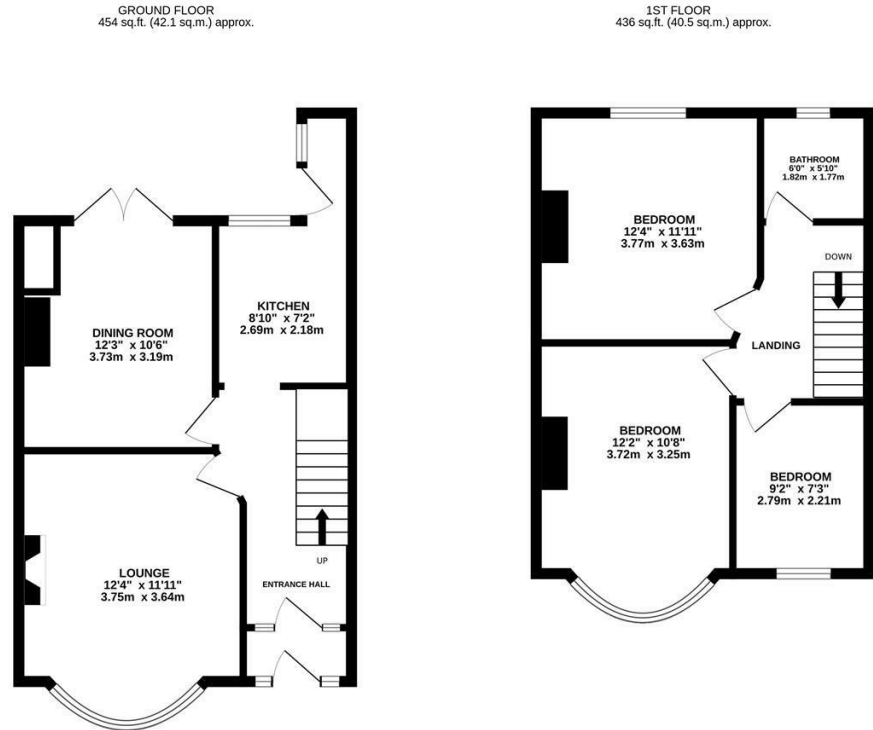
We then come to the rear garden, which is accessed via both French doors from the dining room and a single door from the kitchen. There is a paved patio and a lawn surrounded by thoughtfully planted and well stocked mature borders. There is a handy storage cupboard, a single garage with power and lighting plus a hardstanding accessed from a lane to the rear. The front is predominantly laid to lawn with planted borders; there is scope to add off road parking (subject to any necessary consents).

Positioned in a thriving location with shops, cafes & parks on your doorstep. Green havens like Nightingale Valley and Eastwood Farm Nature Reserves nearby.

Excellent transport links to city centre, train station & major motorways (M4, M5, M32). Ideal for families, nature lovers & commuters.

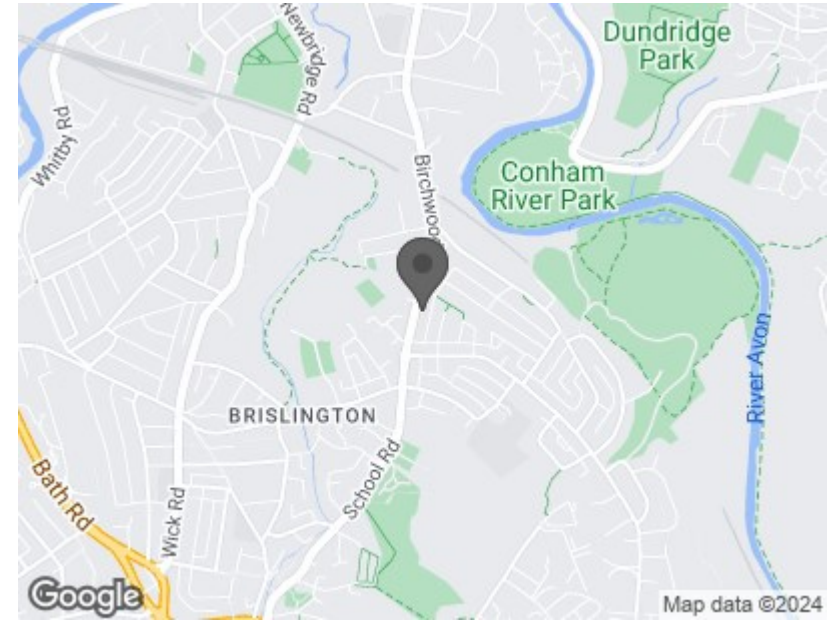


FLOOR PLAN



TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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