



**SUTHERLAND AVENUE
DOWNEND, BRISTOL, BS16 6QP**

£350,000



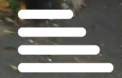
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Ground Floor

Porch

Hallway

Lounge/Dining Room

26'0 max x 11'10 max

Kitchen

11'3 x 8'9

Lobby

WC

First Floor

Landing

Bedroom One

11'11 x 10'11

Bedroom Two

11'5 x 11'2

Bedroom Three

8'8 x 6'11

Bathroom

6'11 x 6'6

External

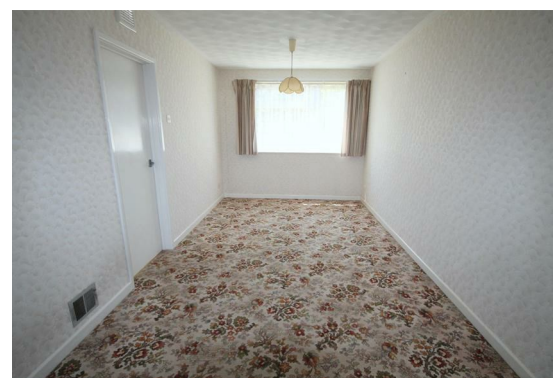
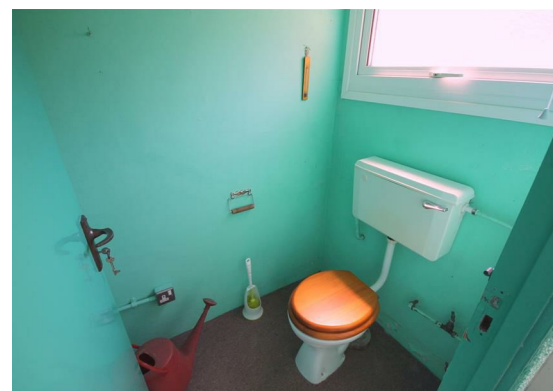
Front Garden

Off Road Parking

Garage

18'6 max x 8'0 max

Rear Garden



NO ONWARD CHAIN

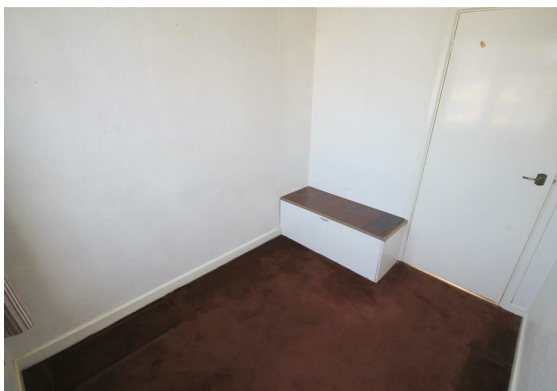
If you are a discerning buyer looking to create your forever family home, look no further. M.Coleman Estate Agents are delighted to offer for sale this three bedroom link detached property occupying a pleasant corner plot.

Situated in the popular Sutherland Avenue this home has rooms of generous proportions; the entrance hall gives an immediate impression of the light and airy nature which extends throughout. The spacious open plan lounge dining room boasts a dual aspect and extends from the front of the property to the rear. The fitted kitchen has a range of wall and base units with space for a washing machine, freestanding cooker and fridge freezer in a cupboard under the stairs. A door to the side of the kitchen leads to a rear lobby with further doors to a cloakroom, the garden and personal access to the garage.

You will be pleasantly surprised at the size of the first floor accommodation, there are three bedrooms, two of which are double in size and both benefit from built in wardrobes. The family bathroom has a three-piece suite including a shower over the bath, an obscured double glazed window floods the room with light.

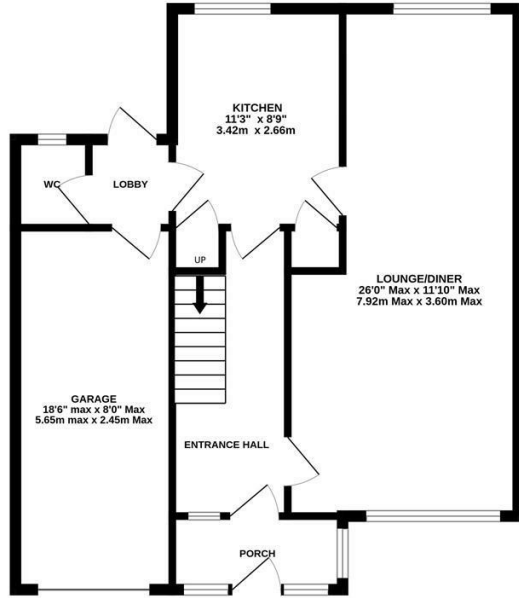
The garden which extends to the rear and side is predominantly laid to level lawn bounded by thoughtfully planted mature borders, a paved patio offers the perfect spot to entertain friends and family. The front garden is laid to lawn; a drive creates off-street parking and leads to a single garage which benefits from power and lighting.

The property is positioned in a very popular location within Downend. A stones' throw from the open green space of King George V playing fields and just a short walk to all local amenities and shops as well as easy access to the motorway network and regular bus services for the busy commuter.

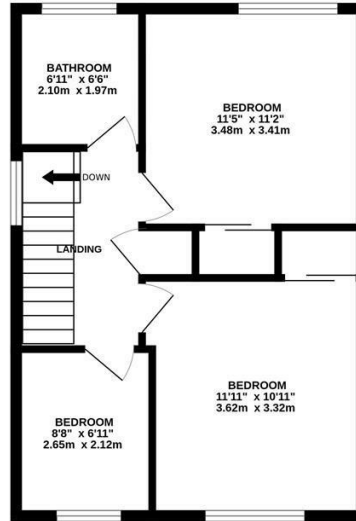


FLOOR PLAN

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



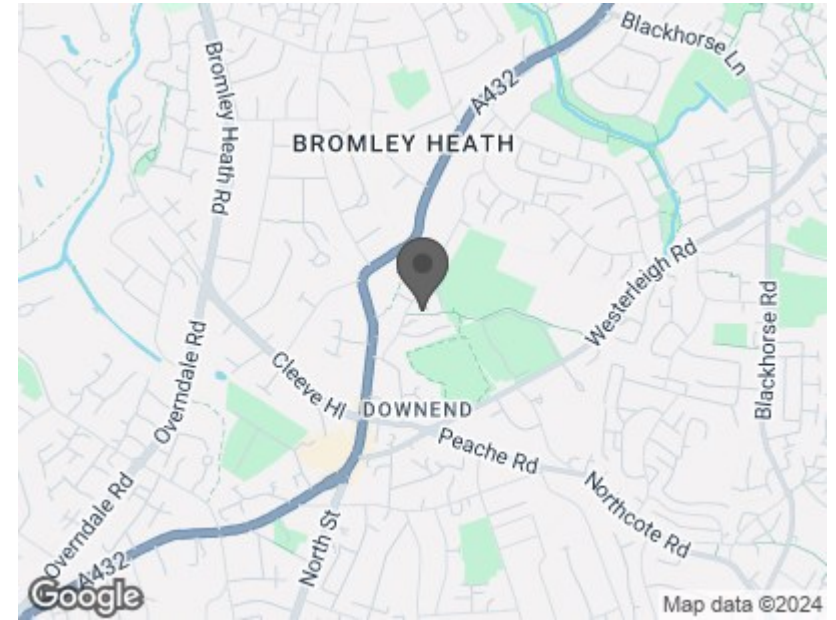
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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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