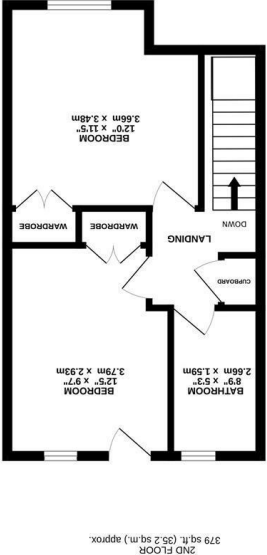
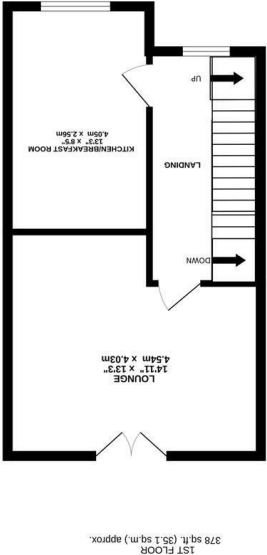
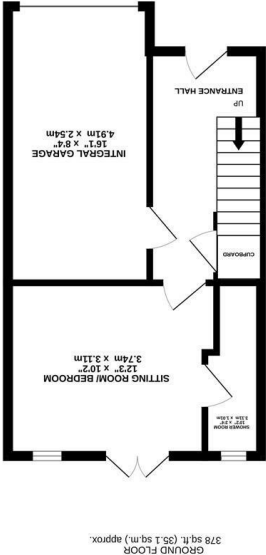




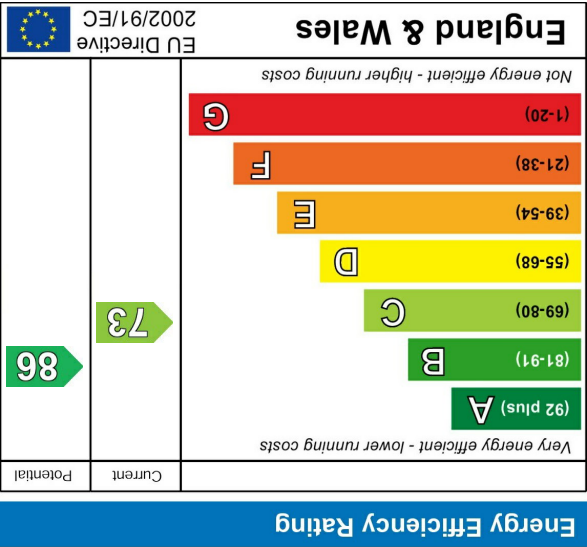
FLOOR PLAN



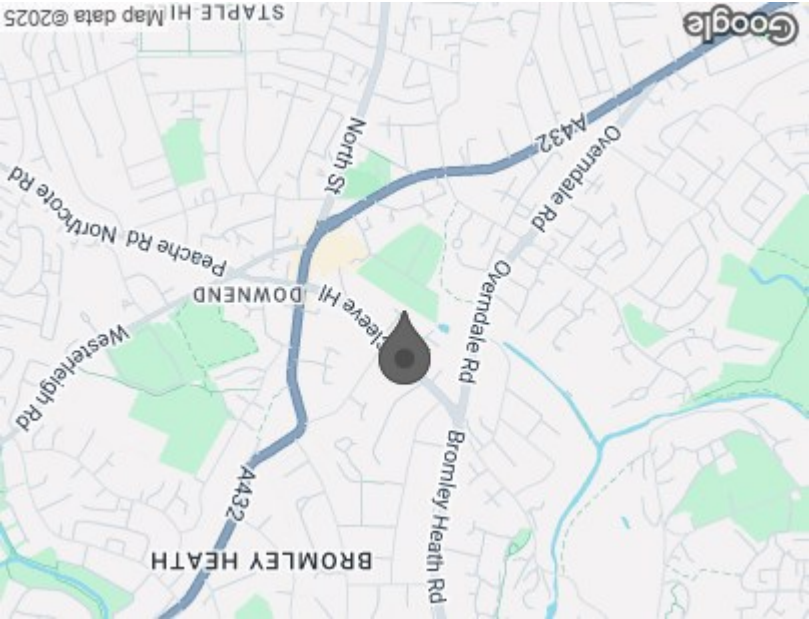
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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





CAVE CLOSE
DOWNEND, BRISTOL, BS16 6EH
OFFERS OVER £415,000



3



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GROUND FLOOR

Entrance Hall

Bedroom Three / Lounge

12'3 x 10'2

En-Suite Shower

10'2 x 3'4

Integral Garage

16'1 x 8'4

FIRST FLOOR

Landing

Living Room

14'11 x 13'3

Kitchen/Dining Room

13'3 x 8'5



SECOND FLOOR

Landing

Bedroom One

12'0 x 11'5

Bedroom Two

12'5 x 9'7

Family Shower Room

8'9 x 5'3

OUTSIDE

Rear Garden

Off Street Parking



RE-AVAILABLE WITH COMPLETE CHAIN....

Arranged over three floors, this wonderfully designed and comprehensively modernised three bedroom townhouse offers an open feel and a wealth of space within. It also boasts proximity to Downend High Street and thus easy access to the shops and amenities presented there.

The flexible accommodation comprises, on the ground floor, a welcoming entrance hall leading to the third bedroom which gives access to both the garden via French doors and a shower room with mains plumbed shower, w/c and sink. The current owners use this room as an occasional bedroom and study. There is also a door from the hall giving personal access to the garage.

To the first floor is the well-proportioned sitting room which benefits from a feature fireplace and Juliette balcony with French doors giving a delightful green view over the Dial Lane Allotments, flooding the room with light. The kitchen dining room has a range of wall and base units finished with stylish Shaker style doors, there is an integrated oven, hob and extractor plus space for a fridge/freezer, washing machine and dishwasher.

Two double bedrooms are situated on the second floor, both benefitting from fitted wardrobes; the smaller has a Juliette balcony again overlooking the allotments. Additionally, there is a contemporary shower room fitted with a walk in mains plumbed shower.

The low maintenance rear garden is a charming space that is fully enclosed by way of timber lap fencing; there are two paved patios, a lawn and thoughtfully planted beds of mature shrubs. The front of the property offers off-street parking and access to an integral single garage which benefits from power and light.

This is the perfect home for those wanting ease of access to the Avon Ring Road and thus the M32, M4, M5 and Parkway Railway Station as well as proximity to the Frome Valley Walkway and Downend village with all the amenities on offer.

