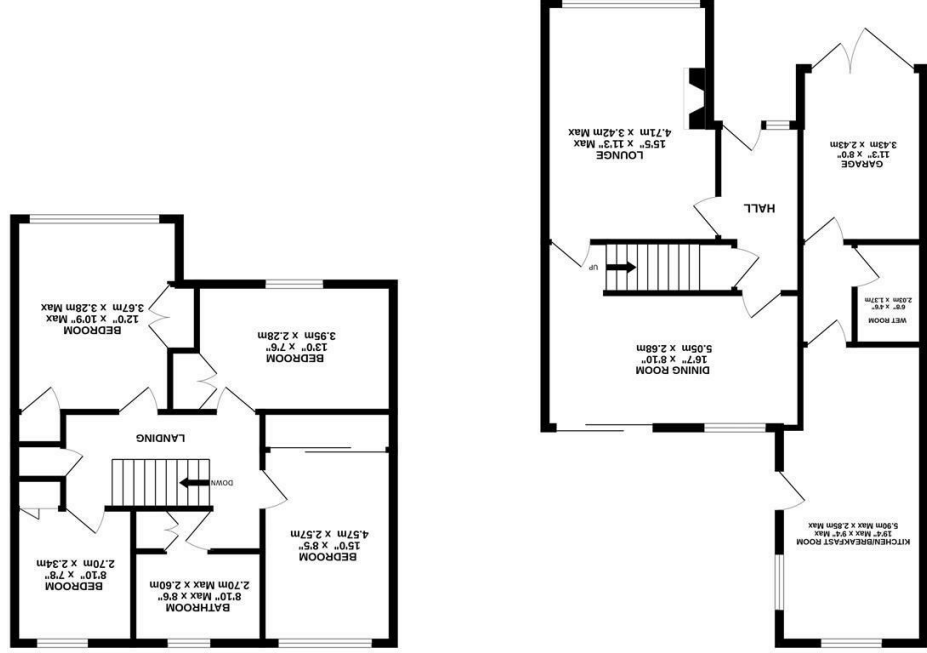




FLOOR PLAN

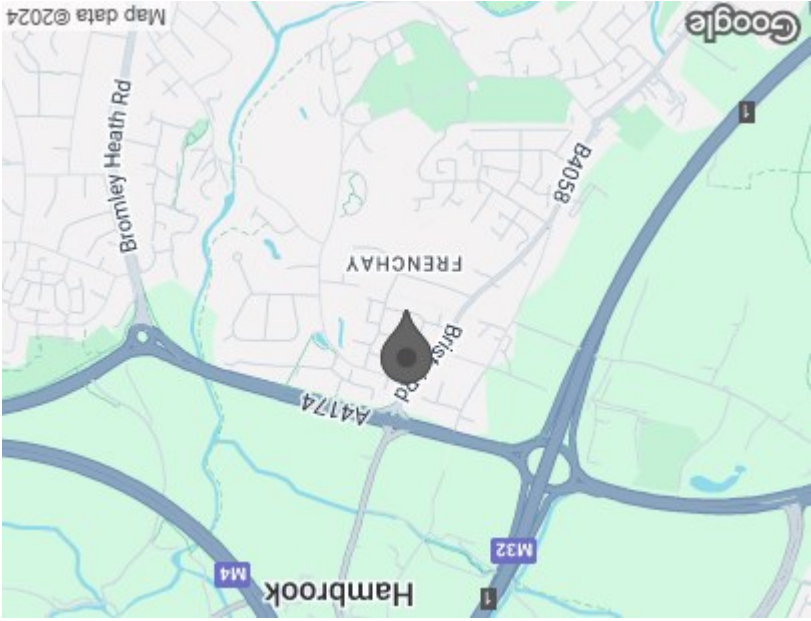


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error. Prospective purchasers, the vendors, agents and agencies shown have not been tested and no guarantee is given as to their accuracy. This plan is for illustrative purposes only and should be used as a guide only. Made with floorioq (2024)

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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's employment has the authority to make or give any representation or warranty in respect of the property.

AREA MAP



| Energy Efficiency Rating | |
|--|----|
| Potential | 82 |
| Current | 70 |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |



WADHAM DRIVE
FRENCHAY, BRISTOL, BS16 1PF

£450,000



4



2



2



C



Ground Floor

Hall

Lounge

15'5 x 11'3 max

Dining Room

16'7 x 8'10

Kitchen Breakfast Room

19'4 max x 9'4 max

Inner Hall

Wet Room

6'8 x 4'6

Garage

11'3 x 8'0

First Floor

Landing

Bedroom

12'0 x 10'9 max

Bedroom

15'0 x 8'5

Bedroom

13'0 x 7'6

Bedroom

8'10 x 7'8

Family Bathroom

8'10 max x 8'6

Outside

Rear Garden

Front Garden

Off Road Parking

Situated in the tranquil Wadham Drive, Frenchay, this delightful four-bedroom mid-terrace house offers a harmonious blend of modern comfort and traditional charm. The property boasts a spacious extended kitchen, two reception rooms, a convenient ground-floor wet room, off-street parking, and a stunning mature garden enclosed by picturesque stone walls.

As you approach the property, you'll be greeted by a well-maintained front garden. Step inside to discover a welcoming interior that comprises, on the ground floor, a spacious living room with ample natural light, a dining area perfect for entertaining and a kitchen that has been extended to create a more open and functional space.

The kitchen boasts a range of wall and base units, eye level double over, gas hob and extractor plus space for a washing machine, tumble dryer, dishwasher and fridge freezer.

A ground-floor wet room provides convenient access for all and completes the accommodation on this floor.

The first floor houses four bedrooms all benefitting from fitted wardrobes; three of which are doubles in size. The family bathroom includes a white three piece suite and obscured double glazed window. Outside, the property boasts a delightful mature garden that is a true oasis. The garden is enclosed by a charming stone wall, creating a private and peaceful atmosphere. A variety of plants and shrubs add colour and interest throughout the year. The patio area is ideal for outdoor dining and relaxation.

A paved drive offers off street parking whilst the garage, having been split to create a wet room is more suited to additional storage. The property's location in Wadham Drive offers a peaceful and family-friendly environment, with excellent local amenities nearby. Schools, shops, and parks are all within easy reach.

