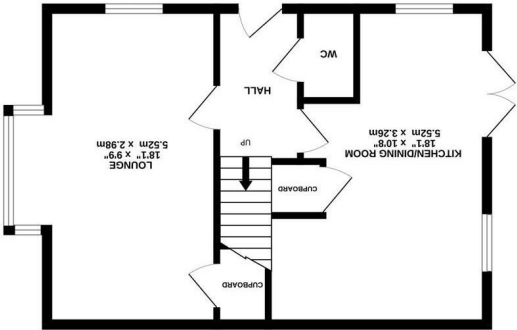
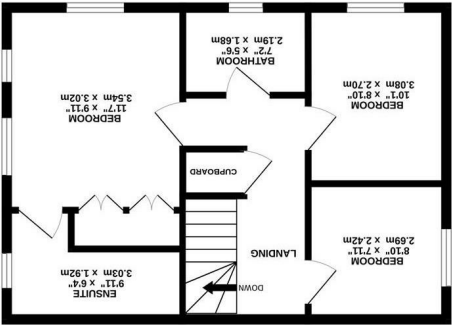




FLOOR PLAN



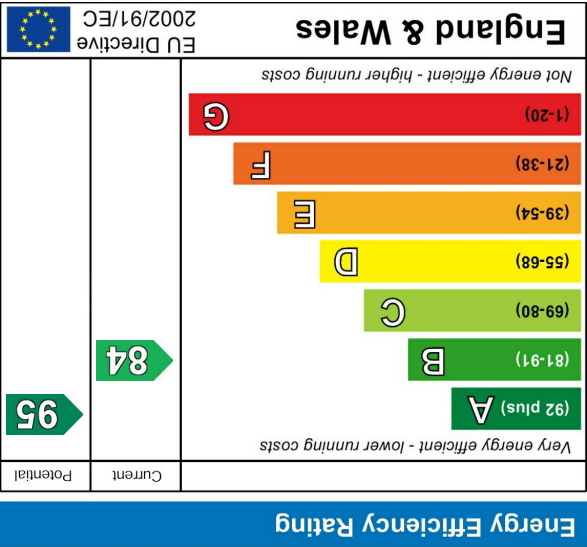
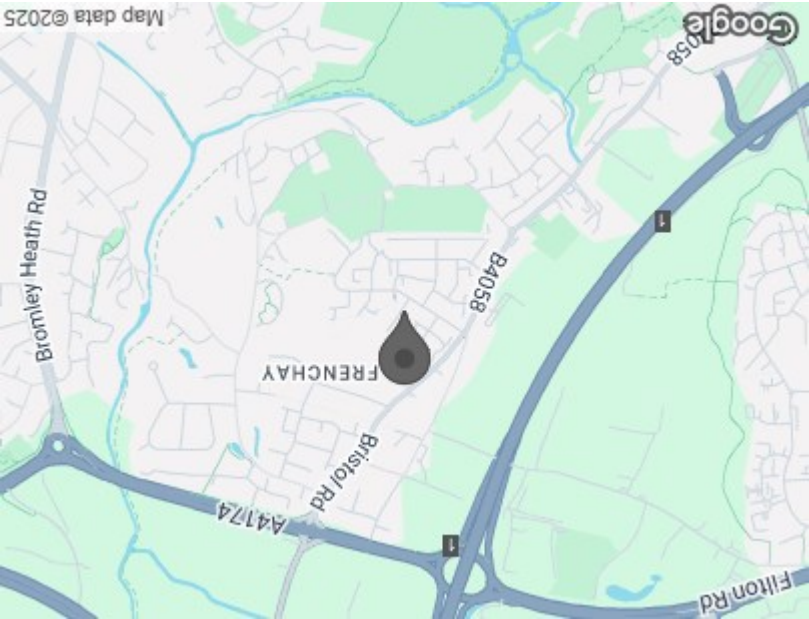
GROUND FLOOR



1ST FLOOR

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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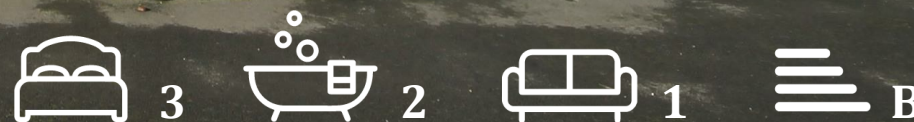
AREA MAP



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



PACKER WAY
FRENCHAY, BRISTOL, BS16 2GE
ASKING PRICE £465,000





Ground Floor

Hall

Lounge

18'1 x 9'9

Kitchen/Dining Room

18'1 x 10'8

WC

First Floor

Landing

Bedroom One

11'7 x 9'11

En-Suite Shower Room

9'11 x 6'4

Bedroom Two

10'1 x 8'10

Bedroom Three

8'10 x 7'11

Family Bathroom

7'2 x 5'6

External

Garden

Garage

Off Road Parking



NO ONWARD CHAIN

An attractive semi-detached property with 'kerb appeal' aplenty presents the perfect opportunity for those looking for a spacious, executive style residence. With three bedrooms and well balanced accommodation laid out over two floors, we are sure it will appeal to an array of potential buyers.

Upon entering you are greeted by a welcoming entrance hall that gives access to a light and airy lounge with an attractive square bay window and handy under stair storage cupboard. To the left of the property is an open plan kitchen dining room with French doors opening onto the garden. Following simple clean lines, the kitchen has a range of units offering copious storage; integrated appliances include a fridge-freezer, eye level double electric oven, gas hob and dishwasher. There is also a utility cupboard with space and plumbing for a washing machine and tumble-dryer. A cloakroom accessed from the hall completes the ground floor. The first floor accommodation comprises a principal bedroom which boasts fitted wardrobes and a well appointed en-suite shower room. There are a further two bedrooms and a modern family bathroom which has a white three piece suite including a mains plumbed shower over the bath.

Externally the rear garden comprises a level lawn, a patio area ideal for entertaining friends and family and a covered bar/storage area. To the side of the property is a drive offering off road parking and access to a garage along with an electric car charging point and gate to the garden.

The property is perfectly located for the open green space of Frenchay Common and charming walks along the River Frome. There is also easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station less than 10 minutes drive and the shopping centres at Abbeywood, Emersons Green and Downend less than 3 miles distant offering supermarkets, chemist, restaurants, cafes and other local shops.

