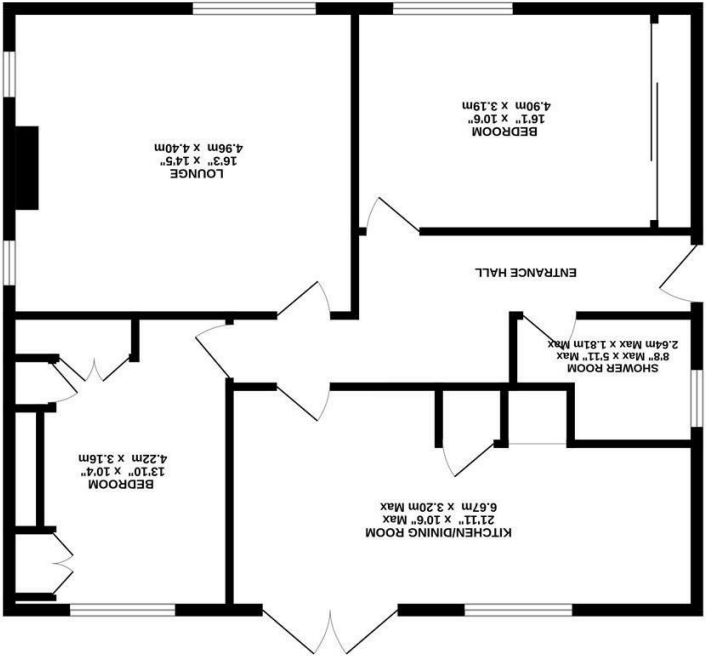




FLOOR PLAN



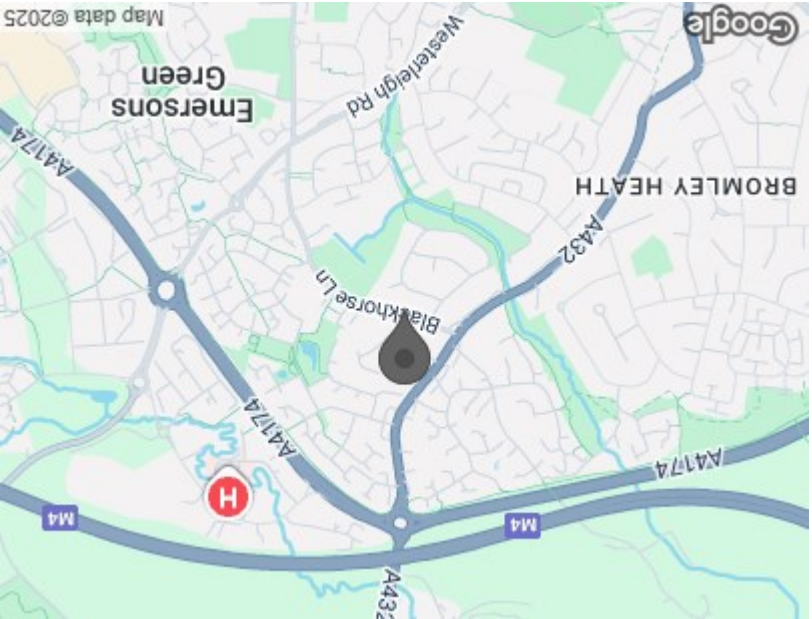
GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.

These energy ratings have been made to ensure the accuracy of the Energy Company Data Scheme (ECDS) data. The energy ratings are based on the energy performance of the property and are not a guarantee of future energy performance. The energy ratings are based on the energy performance of the property and are not a guarantee of future energy performance. The energy ratings are based on the energy performance of the property and are not a guarantee of future energy performance.

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	(92 plus) A	(81-91) B
Not energy efficient - higher running costs	(69-80) C	(55-68) D
(39-54) E	(21-38) F	(1-20) G
Current	60	83
Potential		
EU Directive 2002/91/EC		
England & Wales		

AREA MAP





BLACKHORSE LANE
DOWNEND, BRISTOL, BS16 6TT
ASKING PRICE £450,000





M Coleman are pleased to present to the market this well-maintained three-bedroom detached bungalow, offering comfortable single-level living in a highly sought-after location.

Upon entering the property, you are welcomed by a bright and airy atmosphere, with a central hallway providing access to all rooms. The generously sized lounge features a large double-glazed window to the front, offering views of the beautifully kept front garden. A feature square archway opens into the adjoining dining area, creating a comfortable and sociable living space.

The spacious kitchen/breakfast room is filled with natural light and fitted with a range of contemporary high-gloss wall and base units. It includes plumbing for a dishwasher, space for an American-style fridge/freezer, and is equipped with a double oven, electric hob, and extractor fan. A door from the kitchen leads to the utility room, which has plumbing for a washing machine, space for a tumble dryer, and access to both the rear garden and the garage.

Bedroom one is located at the front of the property, while bedrooms two and three enjoy views over the rear garden. The property also benefits from a separate cloakroom, as well as a modern family bathroom comprising a vanity unit with WC and sink, panelled bath with mains-plumbed shower over, and an obscured double-glazed window providing both privacy and natural light.

The front garden is enclosed by a low-level wall and features a variety of shrubs, small trees, and flower borders. A driveway provides off-road parking for multiple vehicles and access to the garage via an up-and-over door. The enclosed rear garden is designed for low maintenance, offering a patio area with flower borders and a lawned area. Additional features include a glazed summerhouse, greenhouse, and garden shed—ideal for the keen gardener.

