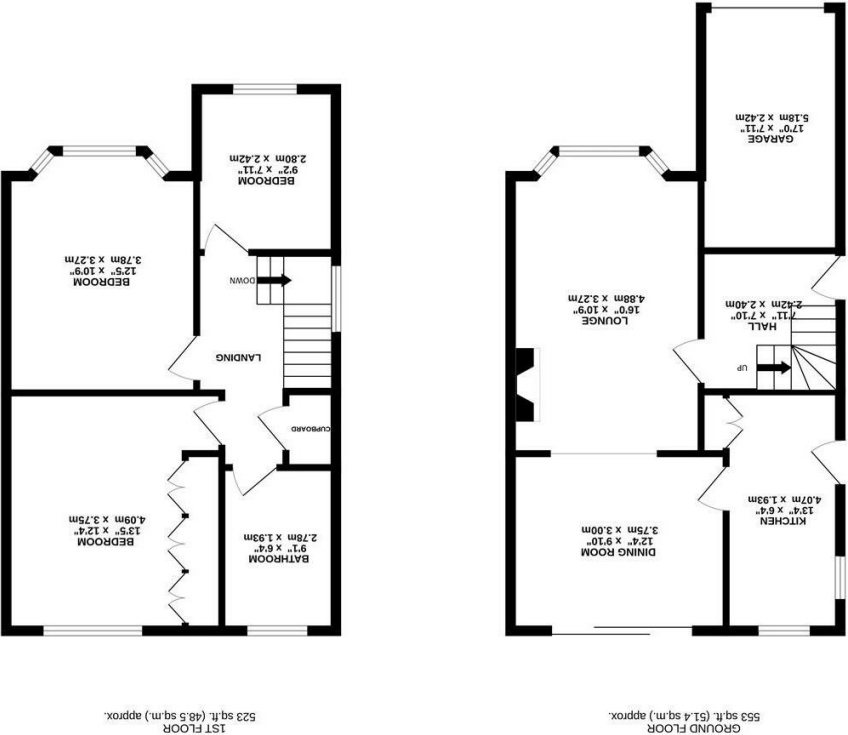


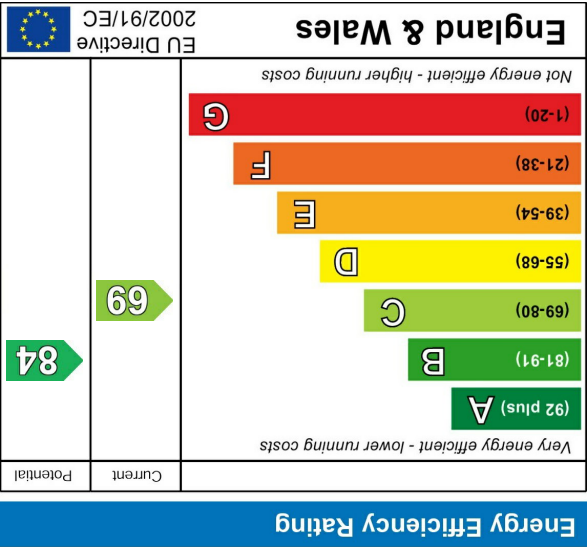
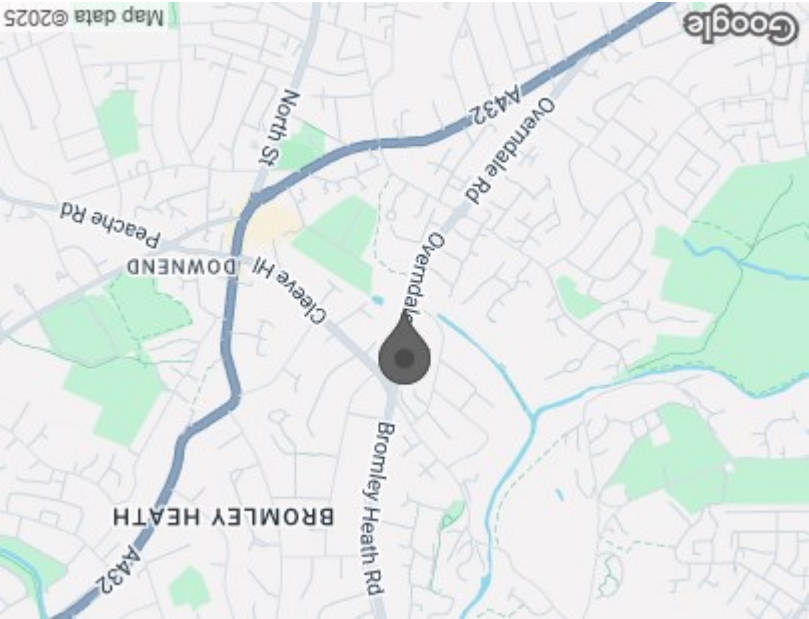


FLOOR PLAN



These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Emissions are estimated. The plan is for illustrative purposes only and should be used as a guide only. No prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Made with software ©2025

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





OVERNDALE ROAD  
DOWNEND, BRISTOL, BS16 2RU  
**£425,000**







## Ground Floor

Hall

Lounge  
16'0 x 10'9

Dining Room  
12'4 x 9'10

Kitchen  
13'4 x 6'4

Garage  
17'0 x 7'11

## First Floor

Landing

Bedroom  
13'5 x 12'4

Bedroom  
12'5 x 10'9

Bedroom  
9'2 x 7'11

Bathroom  
9'1 x 6'4

External

Garden

Drive





M Coleman are delighted to offer for sale this attractive three bedroom semi-detached family home located on the sought after Overndale Road. This well-loved property offers an excellent opportunity for those wishing to personalize and create their ideal living space through some modernisation. The spacious ground floor features an open-plan lounge and dining room. The lounge area benefits from a charming angled bay window to the front elevation while a squared archway seamlessly connects to the dining area. This bright space enjoys ample natural light and offers direct access to the garden via patio doors. The kitchen is fitted with a range of wall and base units with wooden doors and provides space for a freestanding cooker, washing machine, and under-counter fridge and freezer along with a useful pantry cupboard.

The first floor comprises three bedrooms. The two front-facing bedrooms both feature attractive double glazed bay windows. The family bathroom is equipped with a four-piece suite, including a separate walk-in shower. The rear garden presents a fantastic green space with considerable potential. Currently featuring a paved patio, a level lawn, and mature borders, it offers an ideal setting for al fresco dining, relaxation, and entertaining.

To the front of the property, a driveway provides off-road parking for several vehicles and leads to a single garage. Conveniently located, the property offers easy access to the M32 and the M4/M5 motorway networks. Parkway Railway Station, with its direct links to London Paddington, further enhances its appeal for commuters. Downend High Street, with its comprehensive range of amenities, is also within close proximity. This represents a rare opportunity to acquire a delightful property in a highly desirable location. An internal inspection is strongly recommended to fully appreciate its potential.

