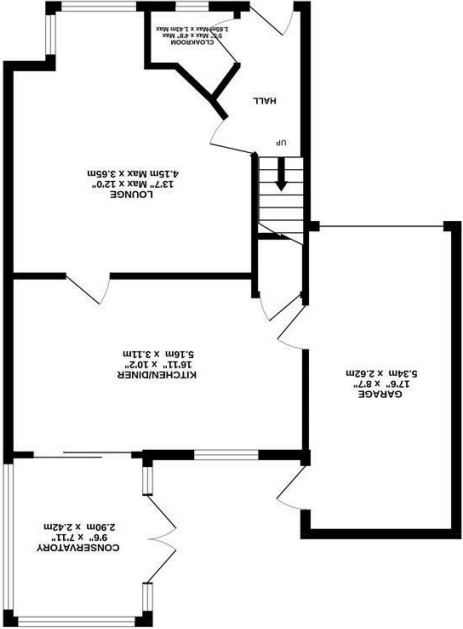


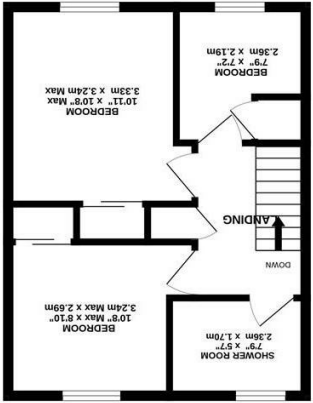


FLOOR PLAN



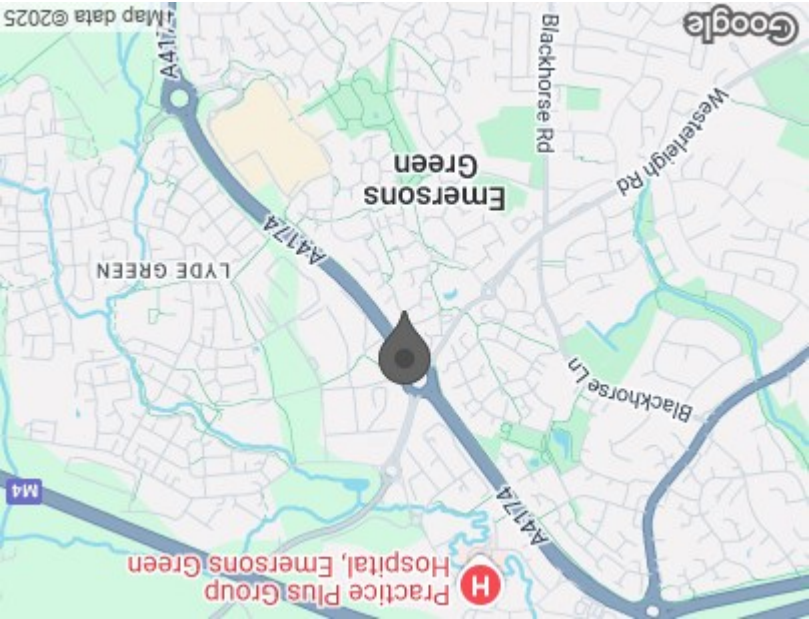
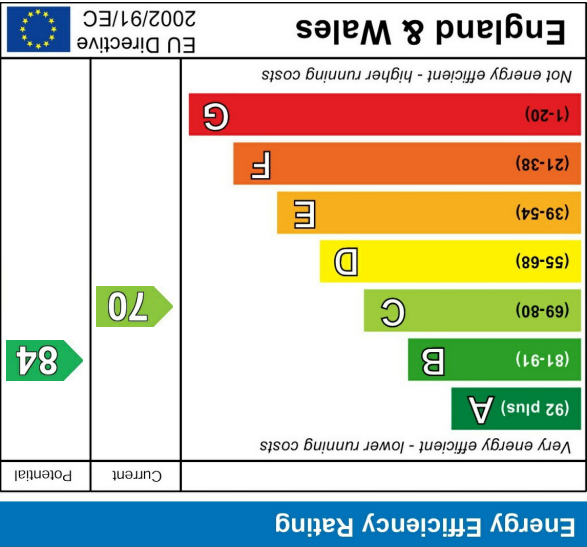
GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other areas are approximate and no responsibility is taken for any errors. This plan is for guidance 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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1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

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.



AREA MAP



THOMAS AVENUE
EMERSONS GREEN, BRISTOL, BS16 7TA
ASKING PRICE £450,000



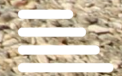
3



1



2



C



Ground Floor

Hall

Lounge

13'7" x 11'11"

Kitchen/Dining Room

16'11" x 10'2"

Conservatory

9'6" x 7'4"

Cloakroom

5'4" x 4'8"

Landing

Bedroom One

10'11" x 10'7"

Bedroom Two

10'7" x 8'9"

Bedroom Three

7'8" x 7'2"

Shower Room

7'8" x 5'6"

Outside

Front Garden

Rear Garden

Garage

17'6" x 8'7"



M Coleman is pleased to present this meticulously maintained three-bedroom detached residence.

The property welcomes you into a bright entrance hall, providing access to the ground floor accommodations. The spacious lounge features a focal point fireplace and a bay window, which floods the room with natural light. Glazed double doors open to a contemporary kitchen/dining area. The kitchen is equipped with a comprehensive range of fitted wall and base units, complemented by integrated appliances to include an eye level slide and hide oven, induction hob, extractor, dishwasher and fridge freezer. There is a useful storage cupboard plus personal access to the garage. The dining area, bathed in natural light, seamlessly transitions into a delightful conservatory, offering direct access to the rear garden via double doors.

The first floor comprises three bedrooms: two generously proportioned double bedrooms and a single bedroom. Both the master and second bedrooms benefit from integrated wardrobe solutions, while the third bedroom is currently utilized as a dressing room, demonstrating the property's versatility. A modern family shower room completes the first-floor layout.

Externally, the property features a private driveway providing off-street parking for two vehicles and access to a substantial garage with electrically operated door along with space and plumbing for a washing machine and tumble dryer. The enclosed rear garden is predominantly laid to lawn, enhanced by a paved patio area. A door from the garden provides direct access to the garage, and a side gate offers convenient access to the front of the property.

