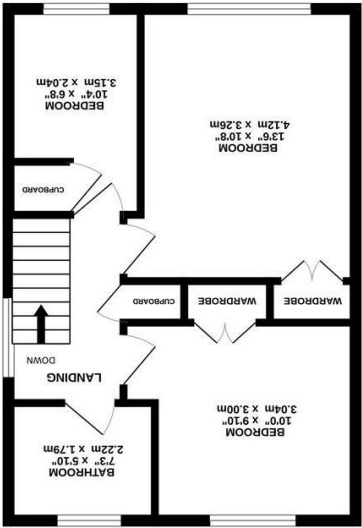
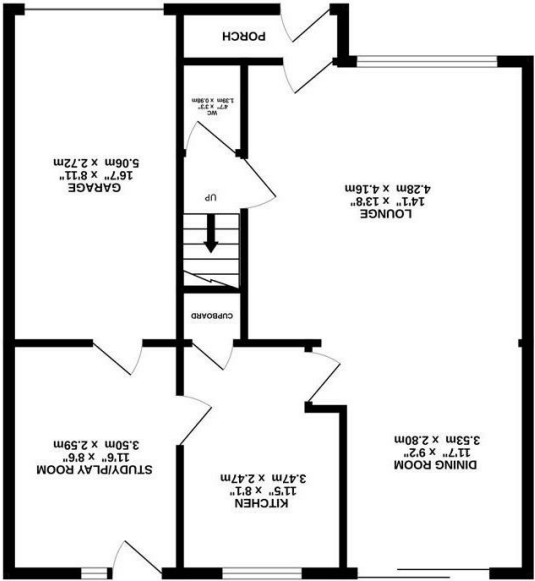




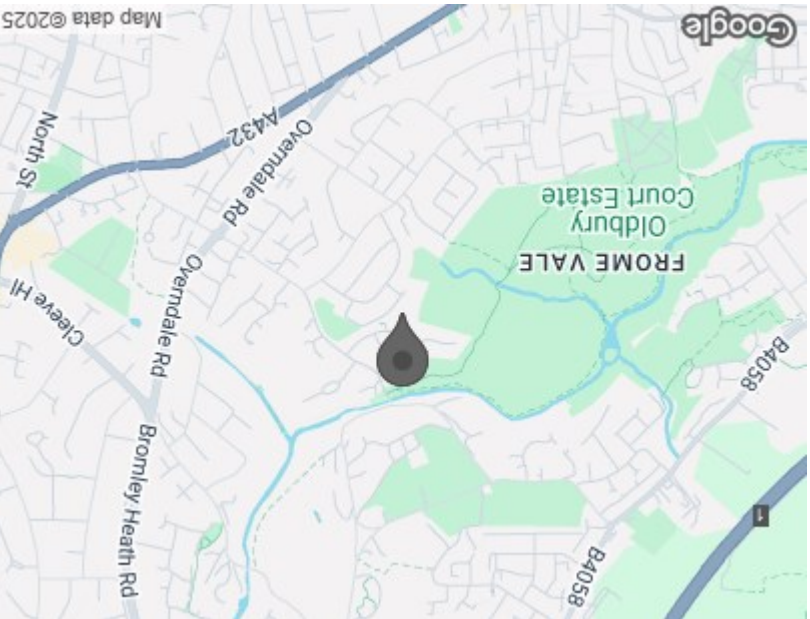
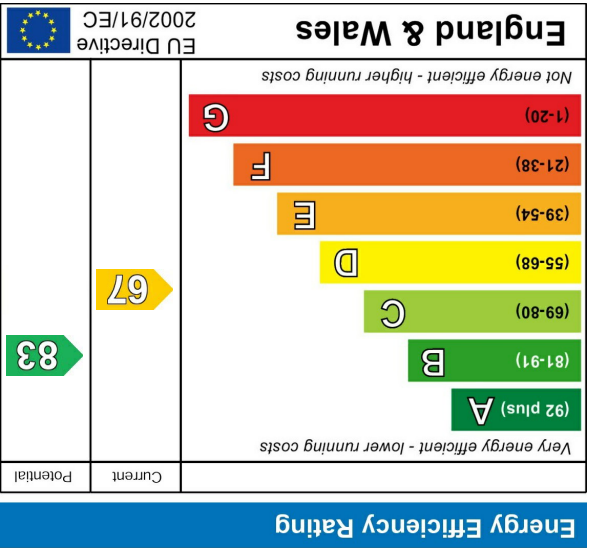
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.

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



AREA MAP

FLOOR PLAN



FRENCHAY CLOSE

FRENCHAY, BRISTOL, BS16 2QJ

£475,000



3



1



2



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Ground Floor

Porch

Lounge Area

14'1 x 13'8

Dining Area

11'7 x 9'2

Kitchen

11'5 x 8'1

Study/Play Room

11'6 x 8'6

WC

4'7 x 3'3

Garage

16'7 x 8'11

First Floor

Landing

Bedroom

13'6 x 10'8

Bedroom

10'0 x 9'10

Bedroom

10'4 x 6'8

Bathroom

7'3 x 5'10

External

Off Road Parking

Garden



A delightful three bedroom link detached property situated in a sought after cul-de-sac location.

Arranged over two floors the accommodation comprises, on the ground floor, a welcoming entrance porch that gives access to a well-proportioned open plan lounge/dining room that benefits from a dual aspect with a large double glazed window to the front elevation and patio doors opening onto the garden at the rear. In the lounge is an electric fire which helps create a warm and homely atmosphere. A door leads from the dining area into a well-designed kitchen; there is a range of wall and base units finished with Shaker style doors in a delicate cream; brushed steel handles lend a contemporary feel. Integrated appliances include an oven, hob, extractor, fridge freezer and dishwasher. Extended to the rear of the garage and accessed from the kitchen is another room which would lend itself to a multitude of uses depending on need, be it a family room or play room. A cloakroom completes the ground floor.

You will be pleasantly surprised at the size of the first floor accommodation which comprises three bedrooms, two of which are well proportioned doubles and all of which benefit from fitted storage. The bright family bathroom is fully tiled and boasts a white three piece suite including a mains plumbed shower over the bath.

Externally the low maintenance rear garden is fully enclosed by way of timber-lap fencing; predominantly laid to lawn there is also a paved patio and decked terrace. To the front is another lawn, a drive offers off road parking and leads to a single garage which benefits from power and lighting plus space for a washing machine and tumble dryer. Situated in a cul-de-sac close to the Frome Valley conservation area, the property is within easy reach of the local amenities of Downend and Frenchay providing a variety of shops and bus routes to the centre of Bristol as well as the Outstanding OFSTED rated Frome Vale Academy.

