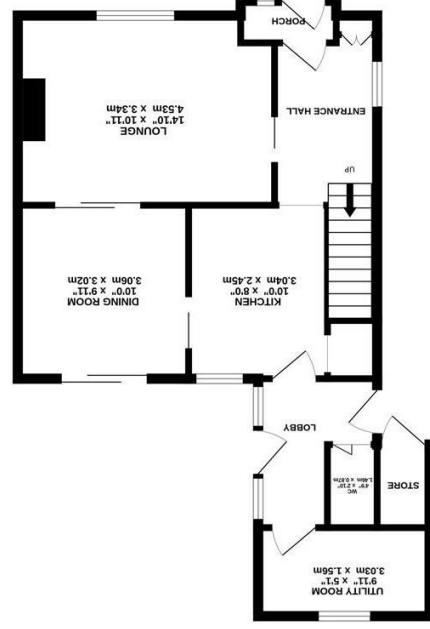
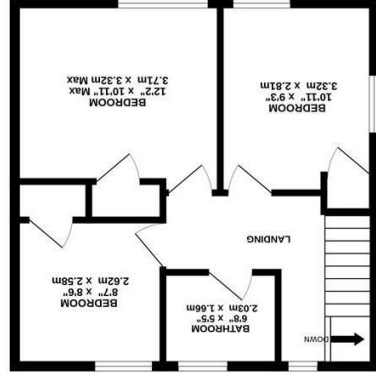




## FLOOR PLAN

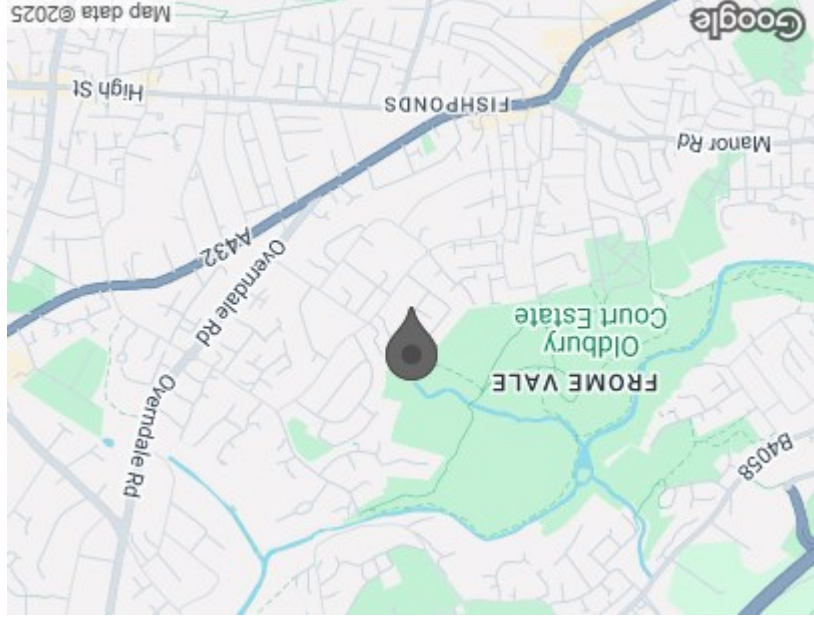


GROUND FLOOR  
562 sq. ft. (52.2 sq.m.) approx.

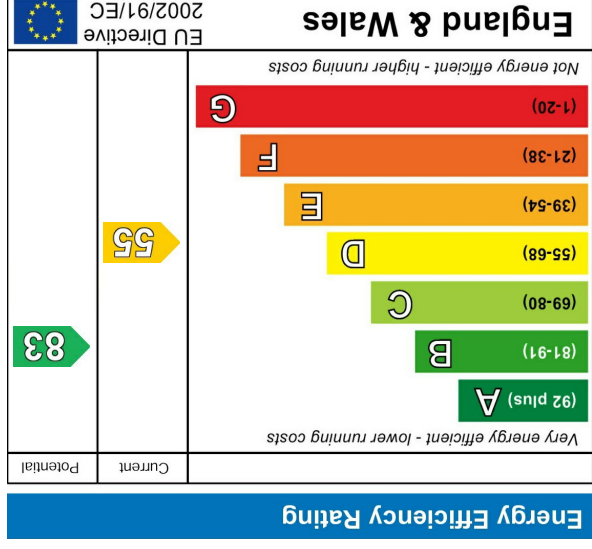


1ST FLOOR  
437 sq. ft. (40.6 sq.m.) approx.

Which every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other areas are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operation 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





**DODISHAM WALK**  
**, BRISTOL, BS16 2QE**  
**£325,000**



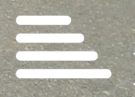
3



1



2



D





**Ground Floor**

**Porch**

**Hall**

**Lounge**  
14'10 x 10'11

**Dining Room**  
10'0 x 9'11

**Kitchen**  
10'0 x 8'0

**Rear Lobby**

**WC**  
4'9 x 2'10

**Utility Room**  
9'11 x 5'1

**First Floor**

**Landing**

**Bedroom**  
12'2 x 10'11 max

**Bedroom**  
10'11 x 9'3

**Bedroom**  
8'7 x 8'6

**Bathroom**  
6'8 x 5'5

**External**

**Garden**

**Front Garden**

**Garage**

**Off Road Parking**



M.Coleman Estate Agents are delighted to present this spacious three-bedroom semi-detached residence situated on the sought-after Dodisham Walk in BS16. This well-appointed home offers generous living spaces, modern conveniences, and a thoughtfully designed layout, making it an ideal choice for an array of potential buyers.

Upon entering, you are welcomed by a bright and inviting hallway; on the ground floor are two distinct reception rooms. The front-facing lounge benefits from a large window, allowing natural light to flood the space, while the rear dining room offers direct access to the garden, perfect for entertaining guests.

The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. Adjacent to the kitchen is a rear lobby that gives access to the garden and leads to a convenient cloakroom and a separate utility room, enhancing the functionality of the home.

Ascending to the first floor, you will find three generously sized double bedrooms, each featuring built-in storage. The fully tiled family bathroom comprises a three-piece suite with a mains-fed shower over the bath and an obscured double-glazed window, ensuring both privacy and ventilation.

Externally, the property boasts a low-maintenance rear garden predominantly laid to lawn, complemented by a paved patio area ideal for outdoor relaxation. The front of the property offers a driveway and garage, providing off-street parking and additional storage options.

Located in a popular residential area, this home is within close proximity to local amenities, reputable schools, and excellent transport links, offering a perfect balance of suburban tranquility and urban convenience.

