



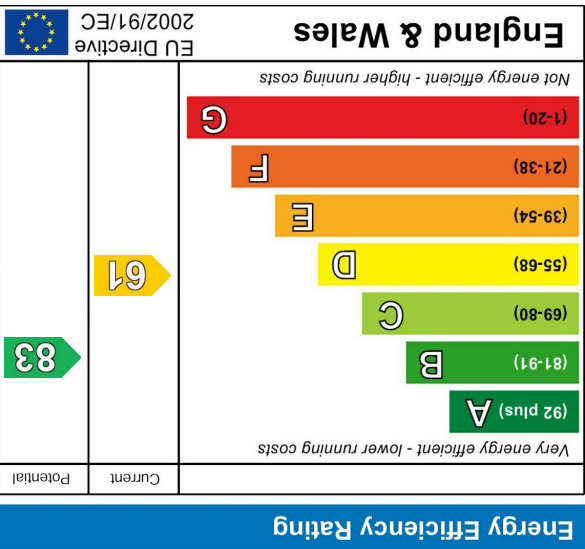
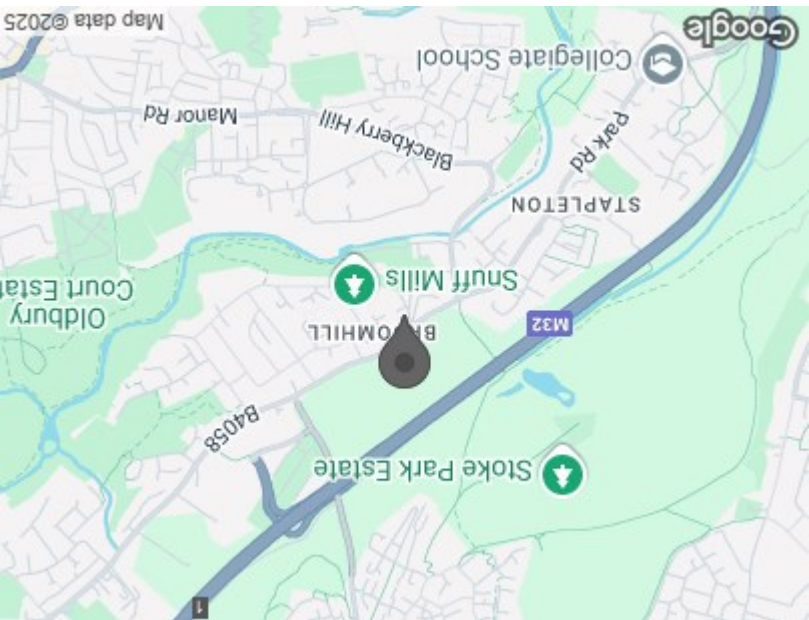
FLOOR PLAN



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



HAM LANE

, BRISTOL, BS16 1EE

ASKING PRICE £500,000



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Ground Floor

Porch

Lounge

13'11 x 11'11

Dining Room

13'11 x 9'11

Kitchen

9'4 x 8'2

Utility

5'10 x 3'6

Shower Room

9'6 x 4'11

First Floor

Landing

Bedroom One

13'9 x 11'10

Bedroom Two

10'10 max x 9'7 max

Bedroom Three

9'4 x 8'3

Bathroom

9'6 x 5'9

External

Rear Garden

Front Garden

Garage

21'0 x 11'4

Garage Storage

Drive



M.Coleman Estate Agents are delighted to present this picturesque three-bedroom, mid-terrace stone cottage, dating back to 1840. Nestled in an idyllic setting, this charming period home is brimming with character and original features throughout. Upon entering a porch opens into a lounge, featuring a living flame gas fire that adds warmth and charm. The adjoining dining room benefits from a beautiful spiral staircase and access to the kitchen. Designed to make the most of the space, the kitchen is fitted with bespoke handcrafted wooden units, lending a classic country cottage ambience. With clever storage solutions there is an integrated slimline dishwasher, space for a Rangemaster cooker, fridge freezer and microwave plus French doors connect to the garden.

From the dining room, a door leads to a separate utility area with plumbing for a washing machine, as well as a further door to a shower room perfect for modern family life.

Upstairs there are three well proportioned bedrooms, the principal bedroom boasts a pitched ceiling, exposed stonework, built-in wardrobes with additional overhead storage and stylish feature lighting. Bedrooms two and three are both doubles offering useful alcove storage. The family bathroom features a white four-piece suite including a bath with mains shower over and a vanity unit.

Externally, the property is equally impressive. The rear garden is low maintenance, featuring a composite decked terrace, artificial lawn, and mature planting providing a private retreat. At the front, a block-paved two car driveway leads to a detached garage with waterproof inspection pit and ample loft space over for storage. A charming path meanders through a beautifully planted, country-style garden complete with pond and paved seating area.

This exceptional home offers the tranquillity of countryside living while being ideally located for commuters. The green open spaces of Stoke Park Estate and the scenic Frome Valley Walkway are just moments away.

