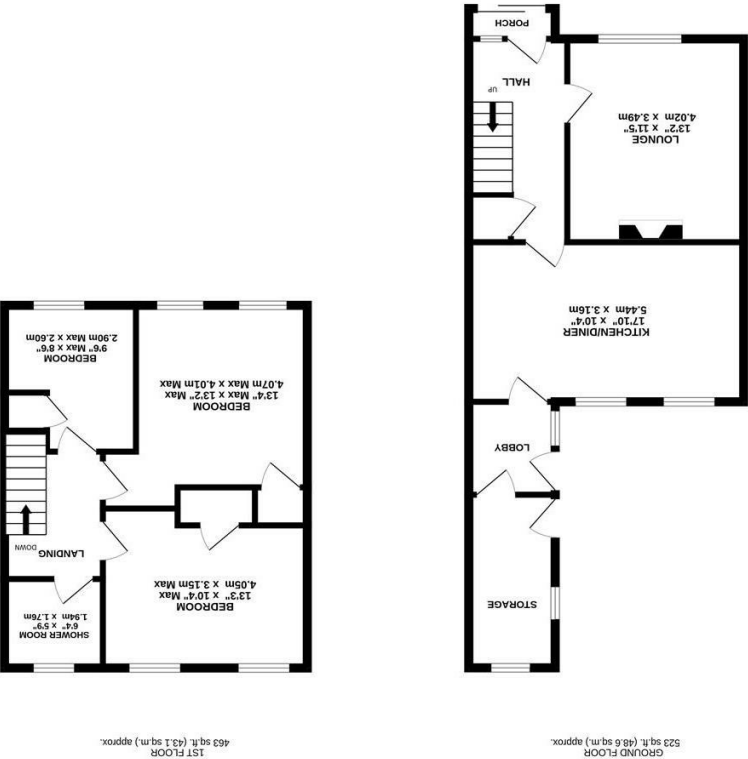


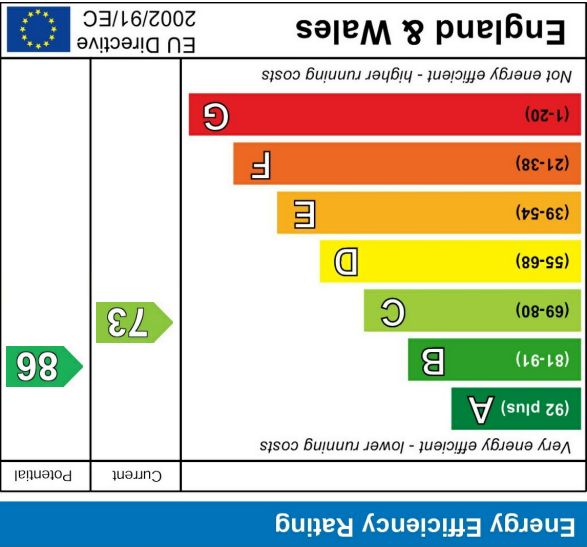
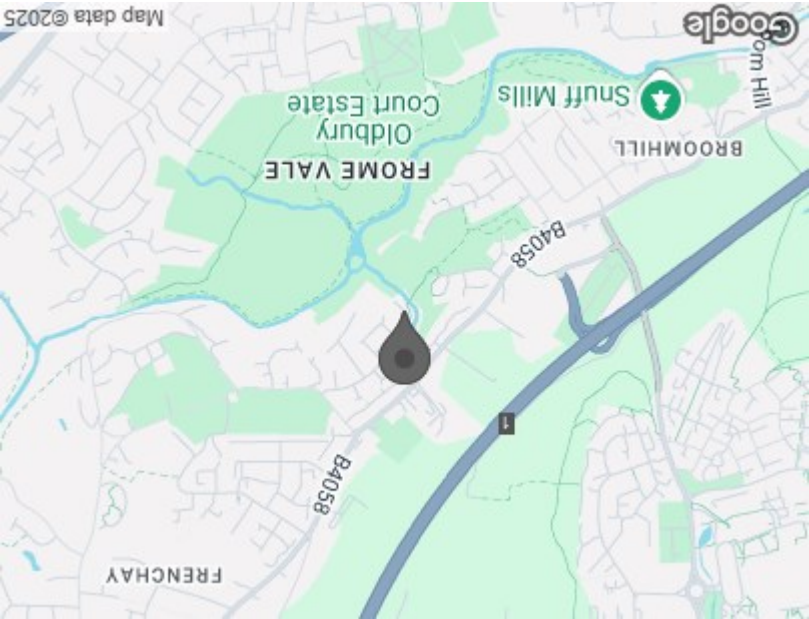


FLOOR PLAN



These energy ratings have been made to ensure the accuracy of the ratings compared with measurements of actual, windows, doors and other items are appropriate and responsibility is taken for any omission or misstatement. This plan is not intended to be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or performance.

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.



STERN COURT ROAD
FRENCHAY, BRISTOL, BS16 1LB
£335,000



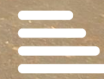
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Ground Floor

Porch

Hall

Lounge

13'2 x 11'5

Kitchen/Diner

17'10 x 10'4

Lobby

Store

First Floor

Landing

Bedroom

13'4 max x 13'2 max

Bedroom

13'3 x 10'4 max

Bedroom

9'6 max x 8'6

Shower Room

6'4 x 5'9

External

Front Garden

Rear Garden



NO ONWARD CHAIN

M.Coleman Estate Agents are delighted to present this charming three-bedroom mid-terrace home. Lovingly maintained by the same family for approximately seventy years, this property offers a unique opportunity for buyers seeking to personalise their next home.

Upon entering, a welcoming porch leads into a central hallway, setting the tone for the home's warm and inviting atmosphere. The front-facing lounge features a double-glazed window that frames delightful green views, complemented by a feature gas fireplace that adds character and warmth.

The open-plan kitchen/dining room is equipped with a range of traditional-style wooden wall and base units. Integrated appliances include an eye-level double oven, gas hob, and extractor hood, with additional space for a washing machine and fridge freezer. Two double-glazed windows overlook the garden, allowing natural light to flood the room. A door from the kitchen leads to a rear lobby providing access to the garden and a versatile store room, offering potential for various uses.

Upstairs the property boasts three bedrooms, two generous doubles and a well-proportioned single, each featuring built-in storage solutions. The fully tiled family shower room comprises a white suite and an obscured double-glazed window, ensuring both functionality and privacy.

Externally, the rear garden presents a blank canvas, fully enclosed and featuring a patio area, offering scope to create a stunning outdoor space tailored to personal preferences. The front garden includes a generous flower bed and a path leading to the front door, with side access to the rear garden enhancing convenience.

Situated in a sought-after area near Frenchay, the property benefits from proximity to the conservation area of Frenchay Village and Common, as well as Begbrook Green Park. Excellent transport links, including easy access to the Avon Ring Road and motorway networks, make this an ideal location for commuters.

