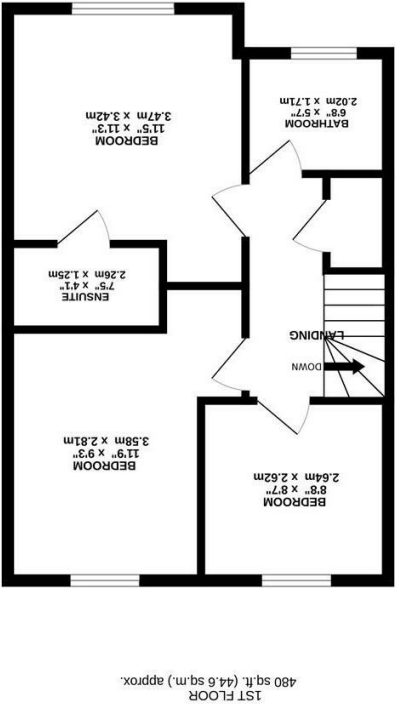
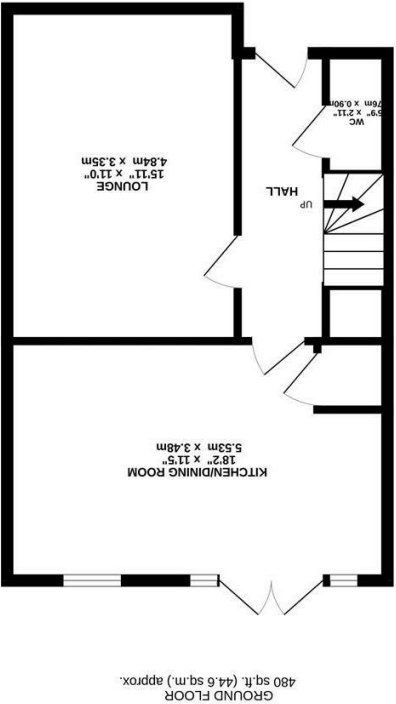




FLOOR PLAN

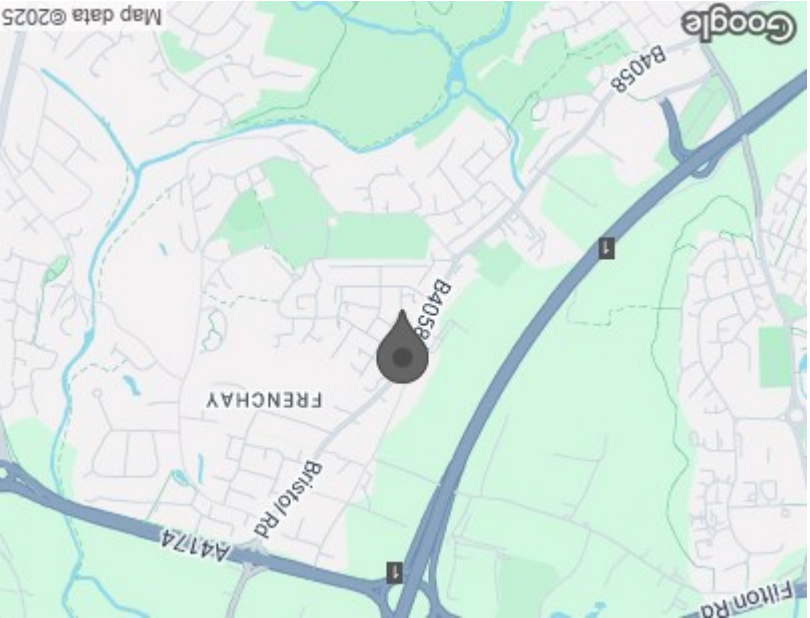


TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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

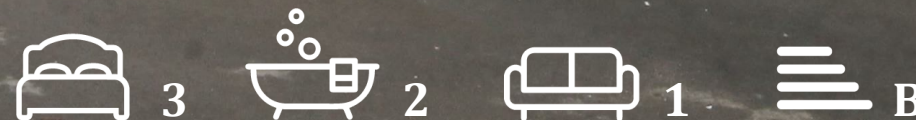


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
84		95
EU Directive 2002/91/EC		
England & Wales		

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.



WORRELL ROAD
FRENCHAY, BRISTOL, BS16 2GA
£450,000





GROUND FLOOR

Hall

Lounge

15'11 x 11'0

Kitchen Dining Room

18'2 x 11'5

Utility Cupboard

Cloakroom

5'9 x 2'11



FIRST FLOOR

Landing

Bedroom One

11'5 x 11'3

En-Suite Shower Room

7'5 x 4'1

Bedroom Two

11'9 x 9'3

Bedroom Three

8'8 x 8'7

Family Bathroom

6'8 x 5'7

EXTERNALLY

Rear Garden

Off Road Parking



Perfectly located for the open green space of Frenchay Common and charming walks along the River Frome is this three bedroom semi detached property built by Redrow Homes to their Ludlow style. Offering a light and airy feel throughout, the ground floor comprises a lounge positioned to the front of the property. To the rear is an open plan kitchen dining room which will surely be the heart of this home. French doors opening onto the garden from the dining area whilst a range of wall and base units in the kitchen follow simple clean lines offering copious storage. Integrated appliances include a fridge-freezer, eye level double electric oven, gas hob and dishwasher. A handy utility cupboard creates space for a washing machine and tumble-dryer and a cloakroom accessed from the hall completes the accommodation on this level.

The first floor has three bedrooms all accessed from the landing with the principle bedroom boasting two fitted wardrobes and a sleek en-suite shower room. The contemporary family bathroom has partially tiled walls, a white three piece suite including a mains plumbed shower over the bath and obscured double glazed window.

To the rear is a low maintenance garden comprising a level lawn and patio area, ideal for entertaining friends and family; there is also gated side access.

There is a Tarmac drive to the front of the property offering space for two vehicles to park off road along with a path leading to the front door; there is also the additional benefit of a charging point for an electric vehicle.

This home offers easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station less than 10 minutes drive and the shopping centres at Abbeywood, Emersons Green and Downend less than 3 miles distant offering supermarkets, chemist, restaurants, cafes and other local shops.

