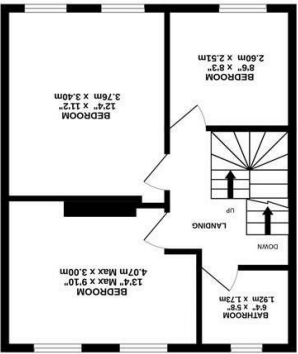
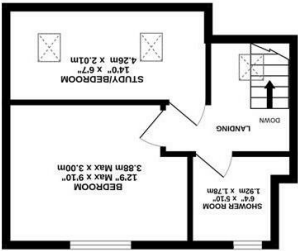


FLOOR PLAN



1st FLOOR



2nd FLOOR

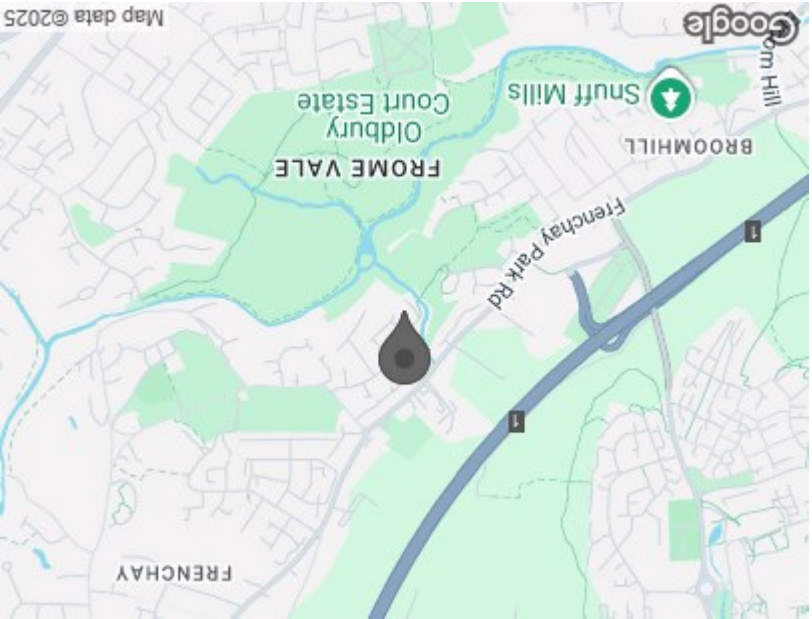
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	72	76
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		
England & Wales		
EU Directive 2002/91/EC		



AREA MAP

STERN COURT ROAD

, BRISTOL, BS16 1LB

OFFERS OVER £400,000



4



3



2



3



Ground Floor

Porch

Entrance Hall

Lounge

13'1 x 11'5

Kitchen/Dining Room

17'11 x 10'4

Family Room

15'7 max x 7'7 max

Utility Room

4'11 x 4'2

Shower Room

5'6 x 4'11

First Floor

Landing

Bedroom

12'4 x 11'2

Bedroom

13'4 max x 9'10

Bedroom

8'6 x 8'3

Bathroom

6'4 x 5'8

Second Floor

Landing

Bedroom

12'9 max x 9'10

Study/Bedroom

14'0 x 6'7

Shower Room

6'4 x 5'10

External

Rear Garden

M. Coleman Estate Agents are delighted to present this extended four/five bedroom mid-terrace home, positioned in a desirable residential area with a pleasant green outlook toward the wooded boundary of Begbrook Green Park. This superb property offers flexible accommodation arranged over three floors, ideal for growing families or those seeking versatile living space.

The welcoming entrance hall leads to a lounge featuring an electric fire creating a cosy focal point. To the rear, the heart of the home is undoubtedly the modern kitchen/dining room, well appointed with sleek white high-gloss wall and base units, an integrated oven, hob and extractor, plus space for a dishwasher. The impressive extended family room, flooded with natural light from Velux-style roof windows and double glazed French doors that open onto the rear garden, offers a superb space for a multitude of potential uses. A practical utility room provides space for a washing machine, tumble dryer and fridge/freezer and gives access to a shower room with WC, an invaluable addition for busy households.

The first floor offers three bedrooms and a family bathroom, while stairs rise to the second floor where you will find a well proportioned double bedroom with hidden storage and an additional study/occasional bedroom, complemented by a second shower room.

The rear garden is thoughtfully designed with a patio area for outdoor dining, a central lawn, raised flower beds, decked seating area and a useful storage shed. The front garden features mature planting and a pathway leading to the entrance, alongside side access to the rear garden.

Further enhancing this home are owned solar panels, offering the potential to reduce energy bills and promote eco-friendly living.

Ideally situated close to Frenchay Village, Frenchay Common and parkland, the property also offers easy access to local shops, well-regarded schools and excellent transport links including the Avon Ring Road (A4174) and motorway networks.

