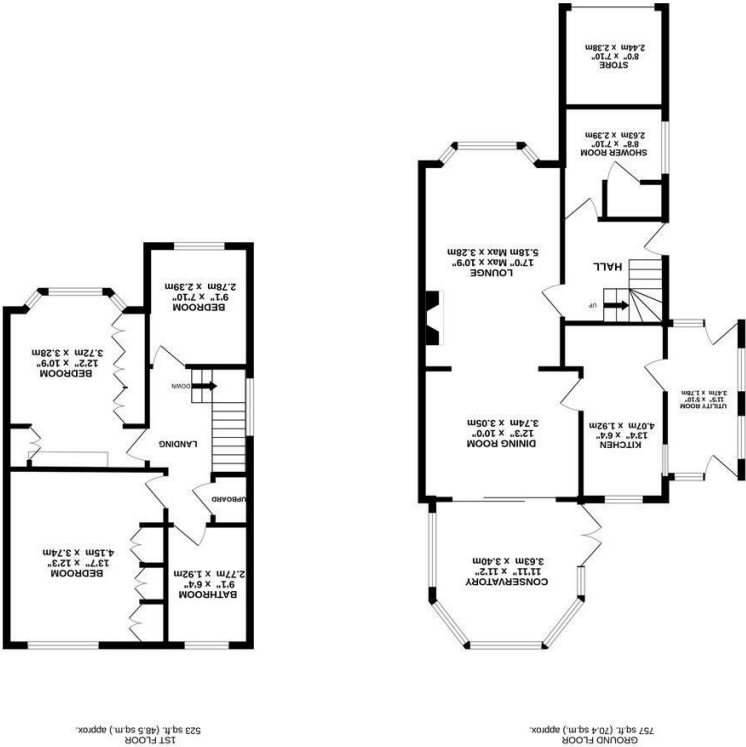


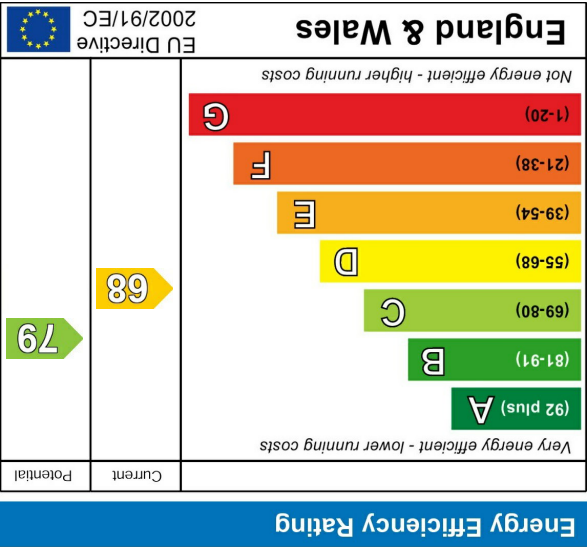
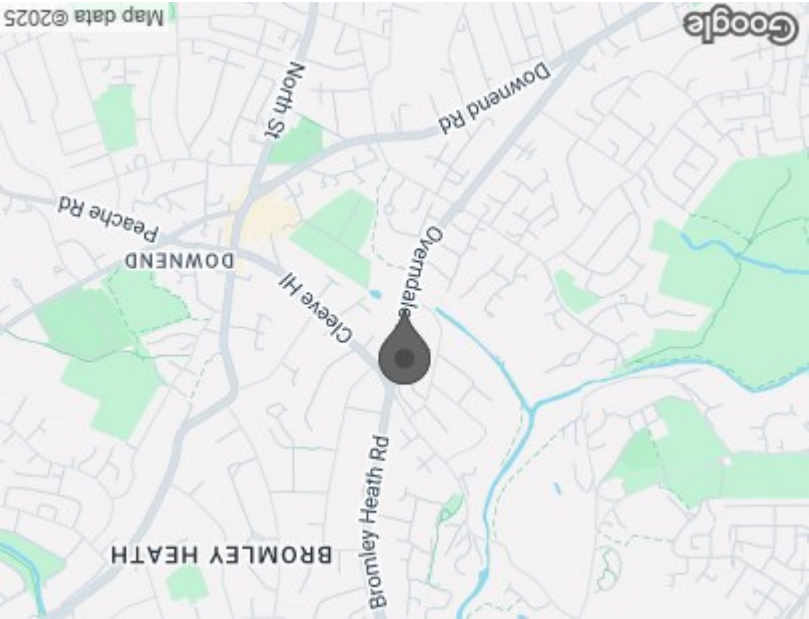


FLOOR PLAN



These energy ratings have been calculated using the SAP (Standard Assessment Procedure) software. The ratings are based on the information provided by the seller and are not a guarantee of the actual energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the actual energy performance of the property. The ratings are based on the information provided by the seller and are not a guarantee of the actual energy performance of the property.

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.



OVERNDALE ROAD

DOWNEND, BRISTOL, BS16 2RU

ASKING PRICE £475,000



3



2



2



2



Ground Floor

Entrance Hall

Lounge

17'0 max x 10'9"

Dining Room

12'3" x 10'0"

Conservatory

11'10" x 11'1"

Kitchen

13'4" x 6'3"

Lean to Utility

11'4" x 5'10"

Ground Floor Shower Room

8'7" x 7'10"

First Floor

Bedroom

13'7" x 12'3"

Bedroom

12'2" x 10'9"

Bedroom

9'1" x 7'10"

Family Bathroom

9'1" x 6'3"

Outside

Front Garden

Garage Store

8'0" x 7'9"

Rear Garden



Positioned on the popular Overndale Road in Downend, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms and a large enclosed garden, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that gives access to a spacious through lounge dining room, which features engineered Oak floors and a Mahogany fireplace complete with a Granite hearth and surround and a log burner, creating a warm and inviting atmosphere for gatherings or quiet evenings in. There is a traditional bay window to the front elevation and sliding patio doors into a conservatory that floods the home with natural light and provides stunning views over the gardens.

The shaker-style kitchen has been designed for practicality and functionality. Boasting a range of wall and base units with space and plumbing for a dishwasher, a tall fridge freezer and a Rangemaster style cooker with a fitted extractor hood.

With two bathrooms, a five piece fully tiled suite on the first floor and three piece fully tiled shower room on the ground floor, morning routines will be a breeze, ensuring convenience for all residents.

This semi-detached house is not just a home; it is a sanctuary that combines modern living with traditional charm.

Externally, there is parking for several vehicles and a small garage suitable for storage only. The large rear garden has been landscaped for the most enthusiastic of gardeners and provides various lawned and seating areas, with well stocked borders planted with an array of flowering shrubs and trees, plus the bonus of a garden shed.

Its location in Downend offers a friendly community atmosphere, with local amenities and parks nearby, making it an excellent choice for those looking to settle in a vibrant area. This property is a must-see for anyone seeking a comfortable and stylish home in Bristol.

