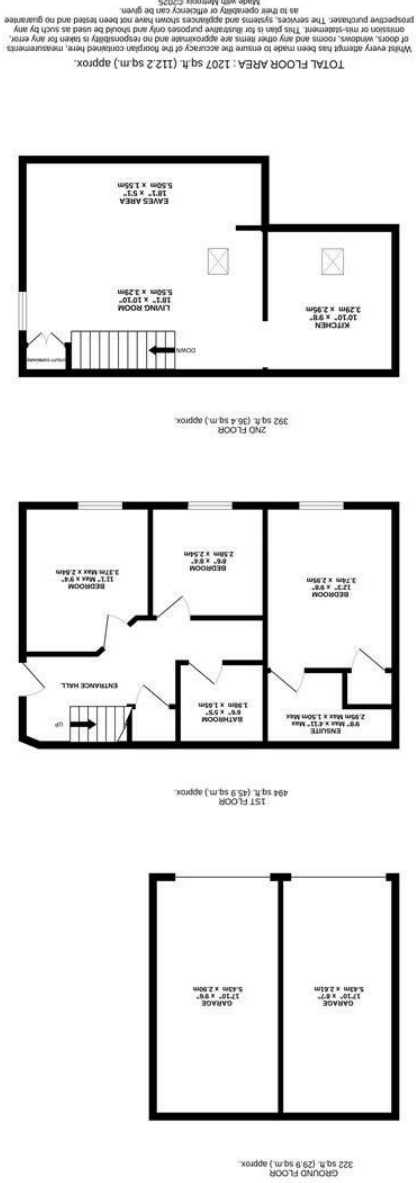


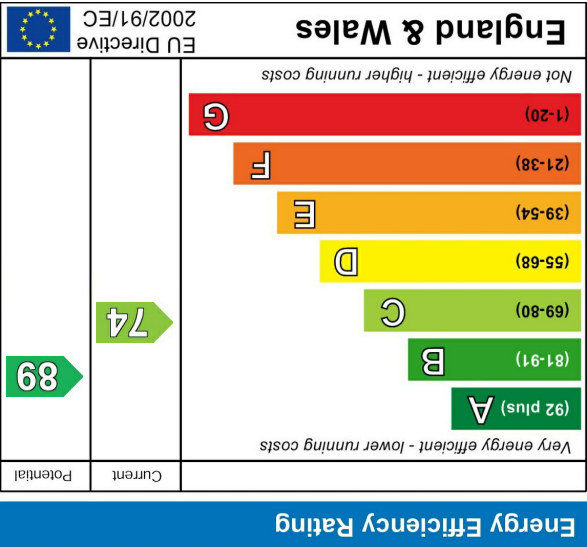


FLOOR PLAN



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

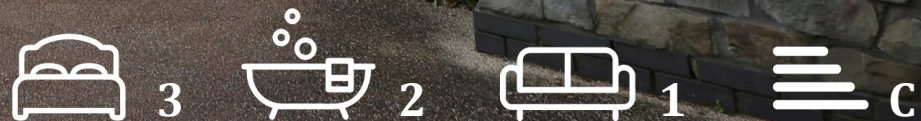


AREA MAP





**VANBRUGH LANE**  
**STOKE PARK, BRISTOL, BS16 1GX**  
**£320,000**





**Entrance Hall**

**Bedroom**

12'3 x 9'8

**Ensuite Shower Room**

9'8 max x 4'11 max

**Bedroom**

11'1 max x 9'4

**Bedroom**

8'6 x 8'4

**Bathroom**

6'6 x 5'5

**Upper Floor**

**Living Room**

18'1 x 10'10

**Kitchen/Diner**

10'10 x 9'8

**Utility Cupboard**

**External**

**Garage One**

17'10 x 9'6

**Garage Two**

17'10 x 8'7



Offered for sale with NO ONWARD CHAIN, M. Coleman Estate Agents are delighted to present to the market this beautifully presented, contemporary three-bedroom semi-detached coach house style home situated in a desirable and secluded private road.

This property represents a fantastic opportunity for a wide range of buyers — from first-time home owners to investors looking to expand their portfolio.

The living accommodation is arranged over two floors; the entrance hall leads to three well-proportioned bedrooms, including a generous master bedroom that benefits from a built in storage cupboard and stylish en-suite shower room, complete with built-in vanity unit and shower cubicle. The modern family bathroom features a three-piece suite with a bath and mains-fed shower over, along with a vanity wash hand basin and WC. All rooms enjoy double glazing, creating a light and airy feel throughout. The first floor offers a impressive open-plan living area. The kitchen is well-equipped with a range of wall and base units, marble-effect rolled-edge work surfaces and a stainless steel sink. Integrated appliances include an oven, hob, dishwasher, undercounter fridge and freezer. The lounge area is a comfortable size and includes a useful cupboard housing the combination boiler and washing machine.

Externally, the property boasts two integral garages with up-and-over doors providing secure parking and offering additional storage or potential for a workshop space/gym; there is also provision for additional visitor parking. Ideally located for commuters, this home offers easy access to the Avon Ring Road, Parkway Station, and major motorway links, as well as being close to Abbey Wood Retail Park.

