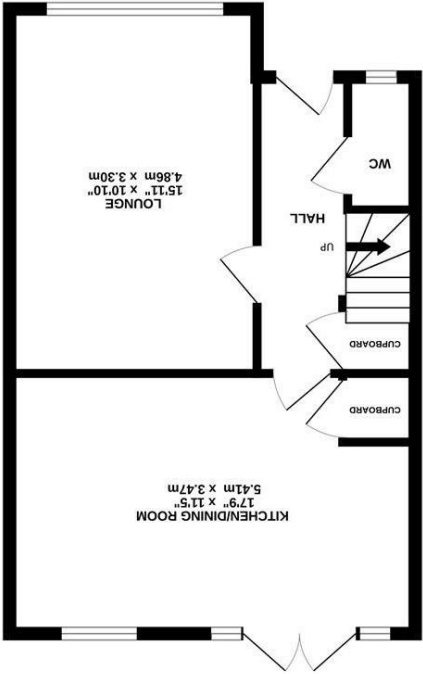
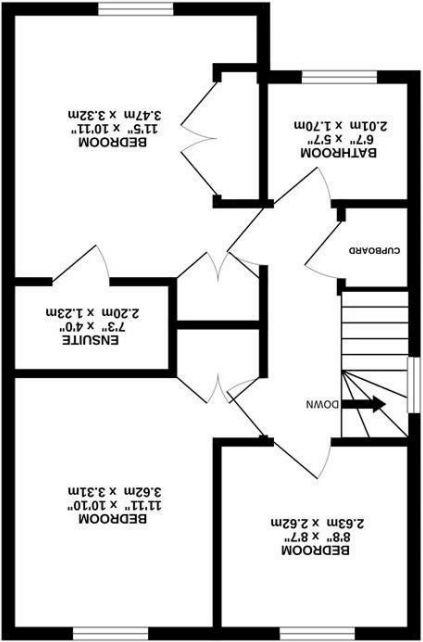




FLOOR PLAN



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

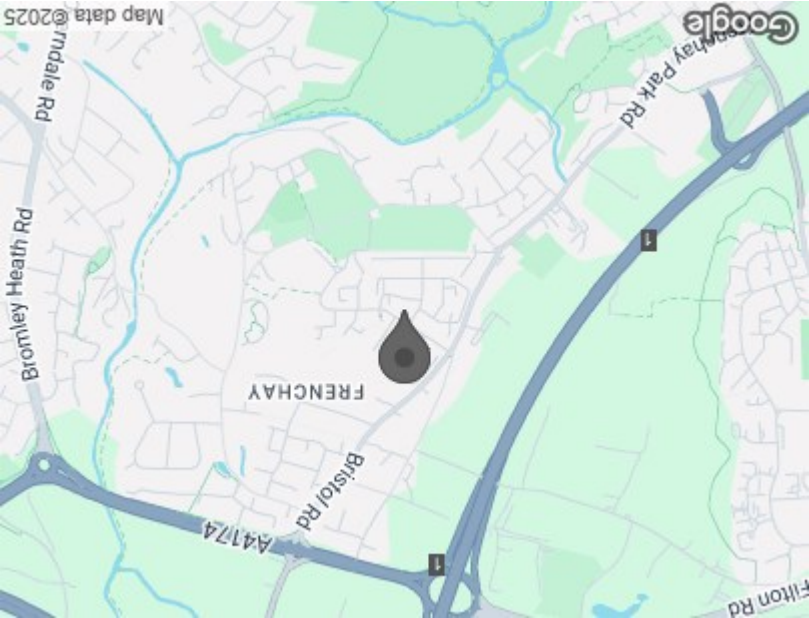


1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan ©2025

TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	84	96
(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		

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.



WILSON ROAD
FRENCHAY, BRISTOL, BS16 2GB
£465,000



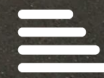
3



2



1



B



Ground Floor

Hall

Lounge

17'9 x 11'5

Kitchen Dining Room

15'11 x 10'10

WC

5'9" x 2'11"

First Floor

Landing

Bedroom

11'5 x 10'11

En Suite Shower Room

7'3 x 4'0

Bedroom

11'11 x 10'10

Bedroom

8'8 x 8'7

Family Bathroom

6'7 x 5'7

External

Garden

Garage

Off Road Parking



M Coleman Estate Agents are delighted to present this beautifully appointed three-bedroom semi-detached home.

Constructed with Redrow's hallmark attention to quality and design, the property has been further enhanced by numerous upgrades commissioned by the current owners, resulting in a truly stylish and comfortable modern home.

The welcoming entrance hall, laid with elegant parquet-style flooring, gives access to a generous lounge that provides the ideal space for relaxing and entertaining. The kitchen/dining room is a real highlight, offering a contemporary yet homely atmosphere with an attractive range of shaker-style wall and base units, integrated eye level oven and combination microwave, gas hob, extractor and dishwasher. A useful utility cupboard provides plumbing for a washing machine while French doors open directly to the garden, flooding the space with natural light. Completing the ground floor is a convenient cloakroom.

To the first floor are three bedrooms, the principal bedroom benefits from two fitted wardrobes and an en-suite shower room, while the second is a comfortable double also with built-in storage. The third bedroom, currently used as a study, provides excellent flexibility for those seeking a home office or nursery.

Externally, the landscaped rear garden has been thoughtfully designed around a central lawn with raised sleeper beds and two patio areas creating perfect spots for outdoor dining and relaxation. The garage has been cleverly divided to provide a gym/store and hobby room, ideal for use as an office or studio. Off-road parking for one vehicle is available to the front of the property.

Frenchay remains one of Bristol's most desirable residential areas, known for its semi-rural charm, community atmosphere and excellent transport links. Residents enjoy easy access to open green spaces including the picturesque Frenchay Common and River Frome walks, while local amenities and swift access to the M32 make this an exceptional location.

