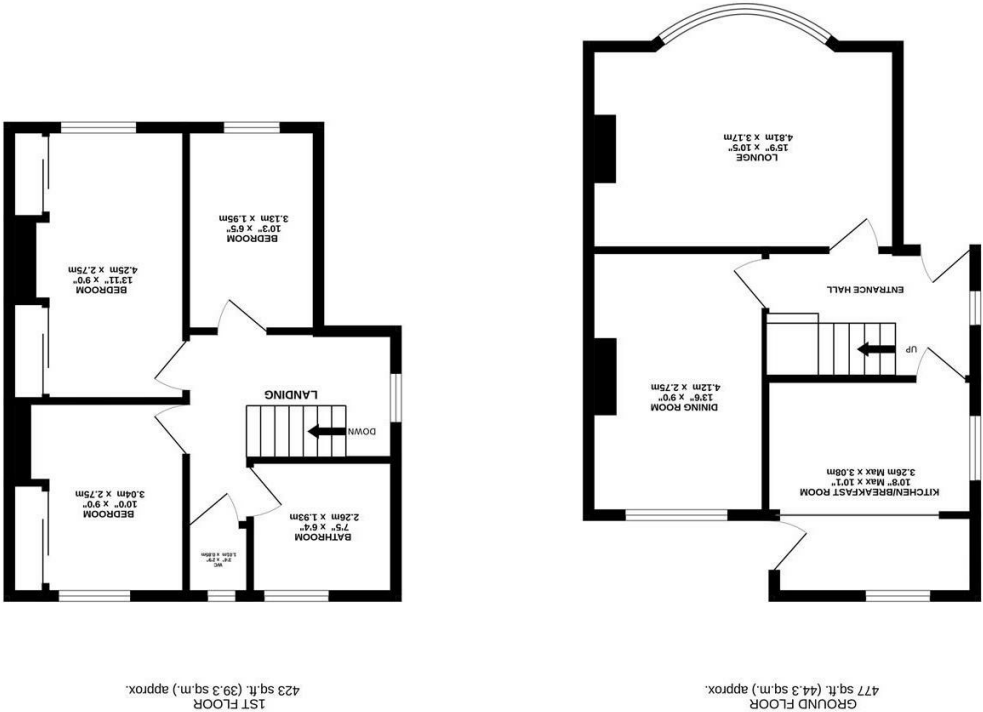




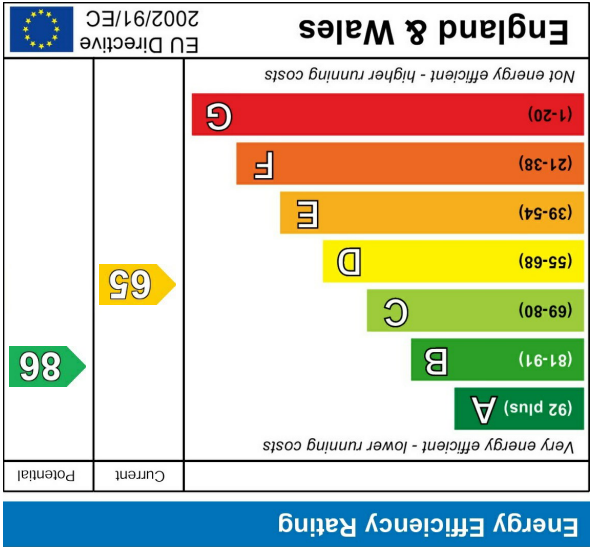
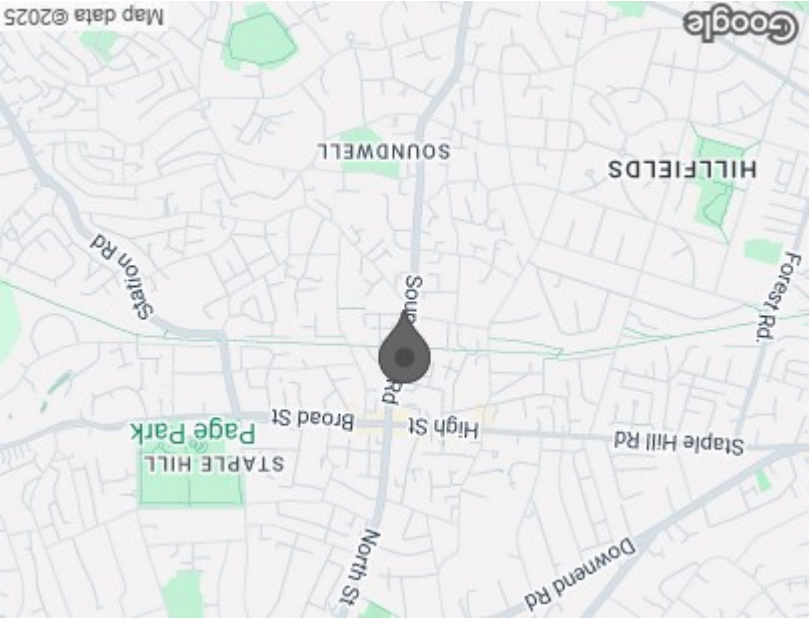
FLOOR PLAN



Whist every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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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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.



ALEXANDRA GARDENS
STAPLE HILL, BRISTOL, BS16 4QJ
ASKING PRICE £365,000



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Ground Floor

Entrance Hall

Sitting Room

15'9" x 10'4"

Dining Room

13'6" x 9'0"

Kitchen

10'8" max x 10'1"

First Floor

Landing

Bedroom One

13'11" x 9'0"

Bedroom Two

9'11" x 9'0"

Bedroom Three

10'3" x 6'4"

Bathroom

7'4" x 6'3"

WC

3'3" x 2'9"

Outside

Front & Side Gardens

Rear Courtyard

Garage & Off Street Parking



Offered for sale with NO ONWARD CHAIN, M Coleman are delighted to bring to the market a traditional 1930's bay fronted three-bedroom semi-detached house. This property has served the current owners for many years and offers a wonderful opportunity for those looking to mark their own stamp and create their dream home.

Its spacious layout offers two inviting reception rooms, the front boasting a charming rounded bay window. The extended kitchen offers ample wall and base units with built in double electric oven, electric hob, plus space for tall fridge/freezer & washing machine. There is also a handy breakfast bar for less formal meals.

On the first floor there are three bedrooms, with the larger of the two benefiting from built in cupboards, making it ideal for families or those looking for extra space. The bathroom and separate WC are conveniently located, ensuring comfort and practicality for everyday living.

Externally, the property occupies a corner plot garden laid predominantly to lawn to the front and side. To the rear is an enclosed courtyard laid to paving, offering a secure area for those with young children and a perfect area to enjoy family barbeques and gatherings. Additionally, the property includes a garage and off-street parking, a valuable asset to any home.

Situated close to the vibrant amenities of Staple Hill and the picturesque Page Park, residents will enjoy easy access to shops, cafes, and recreational spaces. The location is perfect for those who appreciate a community atmosphere while still being within reach of the city's offerings.

Importantly, this property is offered with immediate vacant possession, allowing a chain free purchase.

