



Connells

Frenchay Close
Bristol



Property Description

Connells Estate Agents are pleased to offer for sale this well-presented and recently renovated two-bedroom semi-detached bungalow located in a popular cul-de-sac on the Downend/Frenchay border. This property has been in the same family for over 40 years and is within easy walking distance of scenic river Frome walks towards Frenchay village and the amenities of Downend, which include independent shops, supermarkets, restaurants, a library, coffee shops, banks, doctors' surgery and dentist.

Ideal for first-time buyers or those seeking a more manageable living environment, the accommodation comprises a lounge, kitchen with an integral oven and hob, a Shower room, and two double bedrooms. The master bedroom features built-in wardrobes, and the second bedroom is versatile as a dining room or home study or bedroom. Additional features include a single-sized garage in a nearby rank, off-street parking, a space in front of the garage, and established front, and rear gardens with well-maintained small trees and shrubs, plus a delightful wooden decked area in the rear garden. The property benefits from new uPVC double glazed windows and economy 7 electric heating with new night storage heaters.

We strongly encourage an early internal viewing to fully appreciate what this superb property has to offer.

Entrance Porch

Glazed fronted porch with storage cupboard, door leading to Lounge/Diner.

Living / Dining Room

17' 9" x 9' 7" (5.41m x 2.92m)

Window to the front aspect, carpeted flooring and a wall mounted electric heater.

Hallway

A central hallway with a storage cupboard and doors leading off to all rooms.

Kitchen

13' 1" x 7' 6" (3.99m x 2.29m)

Dual aspect windows to the front and side aspects, a modern kitchen installed 4 years ago comprising of a range of wall and base units with worktops over, under cabinet lighting and tiled splashbacks, low level electric oven, electric hob with extractor over, stainless steel sink and drainer with a mixer tap and under counter space for a washing machine.

Bedroom One

11' 7" x 8' 7" (3.53m x 2.62m)

Window to the rear aspect, built-in mirrored wardrobes, carpeted flooring and a wall mounted electric heater.

Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m)

French doors to the rear aspect, carpeted flooring and a wall mounted electric heater.

Shower Room

6' 6" x 5' 5" (1.98m x 1.65m)

Installed 4 years ago - Window to the side aspect, W. C, pedestal wash hand basin, walk in shower cubicle, part tiled with vinyl flooring.

Outside

Front Approach

Mainly laid to lawn with bedding plants to the borders, pathway leading to the front porch, outside light, outside storage cupboard, side access to the rear.

Rear Garden

Raised decked area with steps leading down to a lawned part of the garden, enclosed by way of boundary fencing with mature shrub and tree borders.

Garage

17' x 8' 2" (5.18m x 2.49m)

Single-sized garage and ample off-street parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: D

view this property online connells.co.uk/Property/EME306260

Tenure: Freehold



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