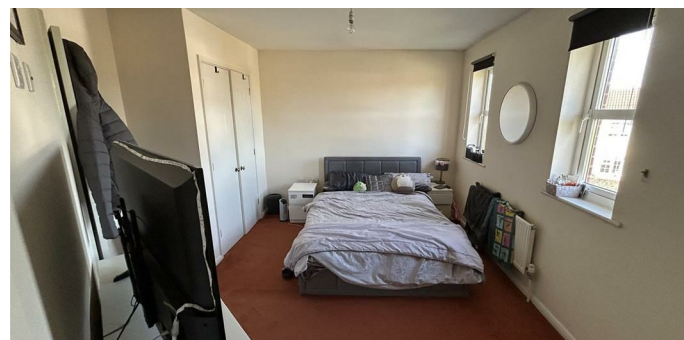




**Homestead Close,  
BRISTOL, BS36 2FB**

**PRICE: £250,000**



## Property Features

- Coach House
- Two Double Bedrooms
- L- Shaped Lounge/Diner
- Downstairs W.C.
- Popular Location
- Close to local Amenities & Bus stop
- Deceptively Spacious
- Garage
- No Chain

## Full Description

Situated in a popular area of Frampton Cotterell, Bristol, this delightful semi-detached Coach house on Homestead Close offers a perfect blend of comfort and convenience. With I shaped inviting reception room, this property provides ample space for both relaxation and entertaining. The well-proportioned two bedrooms are ideal for a small family or professionals seeking a peaceful retreat.

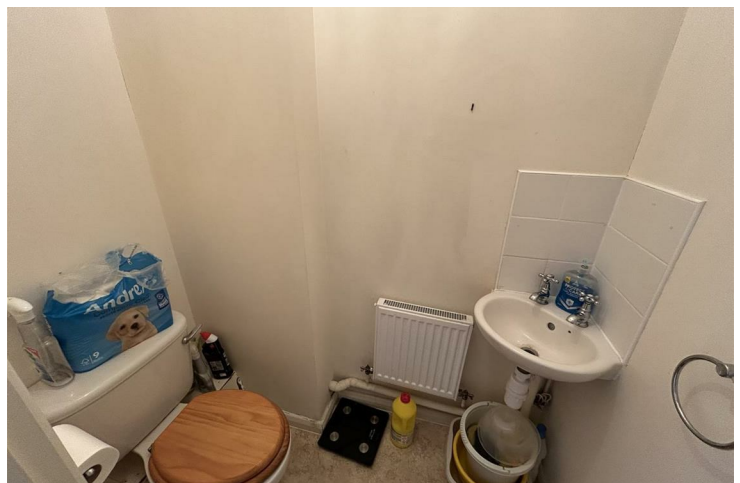
The house features a well-appointed bathroom with the added advantage of a cloakroom, ensuring that all your daily needs are met with ease. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

For those with a vehicle, the property includes a garage, adding to the convenience of living in this lovely neighbourhood. Frampton Cotterell is known for its community spirit and offers a range of local amenities, making it an excellent choice for those looking to settle in a friendly area.

This property presents a wonderful opportunity for anyone seeking a comfortable home in a desirable location. Whether you are a first-time buyer or looking to downsize, this semi-detached house is sure to impress. Do not miss the chance to make this charming residence your own.

### ENTRANCE HALL

Entrance via double glazed obscured front aspect door into entrance hall, radiator, telephone point, smoke alarm and fuse box.



DOWNSTAIRS CLOAKROOM

low level WC, radiator, wall mounted hand wash basin with tiled splash backs.

BEDROOM TWO

15'0" x 8'3" (4.57 x 2.51)

uPVC double glazed window to the rear aspect, radiator, fitted wardrobes and cupboard under stairs.

LANDING

loft hatch, fire alarm, uPVC double glazed window to the front aspect, radiator and airing cupboard.

MASTER BEDROOM

13'0" x 11'7" (3.96 x 3.53)

Dual aspect uPVC double glazed windows to the side aspect, fitted wardrobes, cupboard under stairs, TV point, telephone point and radiator.

LIVING ROOM

14'7" x 9'9" (4.44 x 2.97)

dual aspect uPVC double glazed windows to front aspect, TV point, telephone point and radiator. Open plan to:

DINING ROOM

8'0" x 7'0" (2.44 x 2.13)

uPVC double glazed windows to the rear aspect and radiator.

KITCHEN

8'7" x 3'0" (2.62 x 0.91)

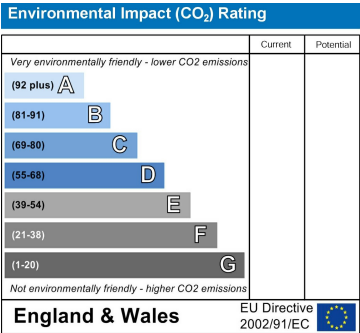
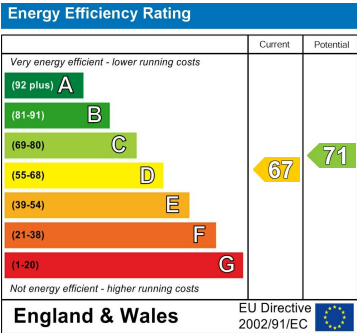
Range of wall and base units with roll top laminate work top, electric oven, gas hob, space for fridge/freezer, space for washing machine, tiled splash backs, TV point, telephone point, double sink with mixer tap over, uPVC double glazed window to the front aspect and laminate flooring.

BATHROOM

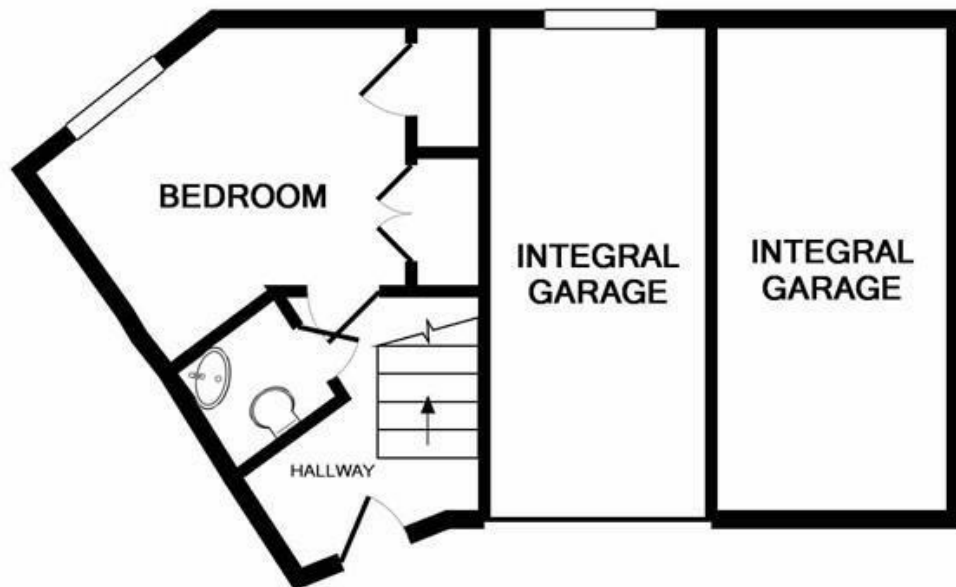
Extractor fan, uPVC double glazed obscured window to the front aspect, pedestal hand wash basin with mixer tap over, electric lighted mirror, radiator, tiled splash backs, low level WC, bath with mixer tap over and shower.

GARAGE

Electric up and over door with power and light.







**GROUND FLOOR**



**1ST FLOOR**

Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements