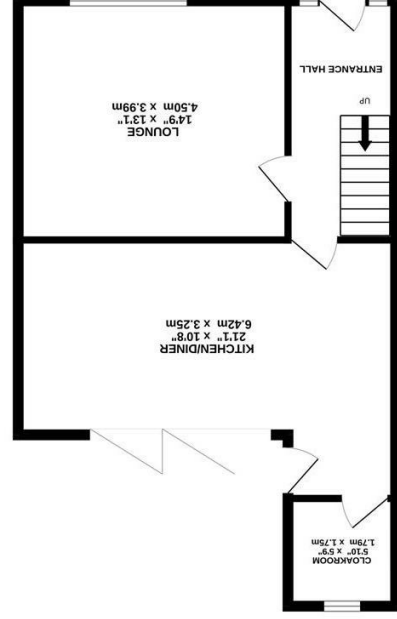
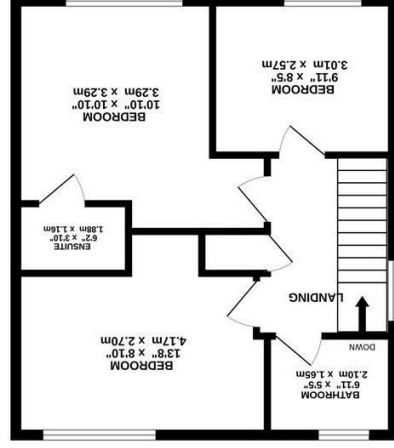




## FLOOR PLAN



545 sq. ft. (50.6 sq.m.) approx.



489 sq. ft. (45.5 sq.m.) approx.

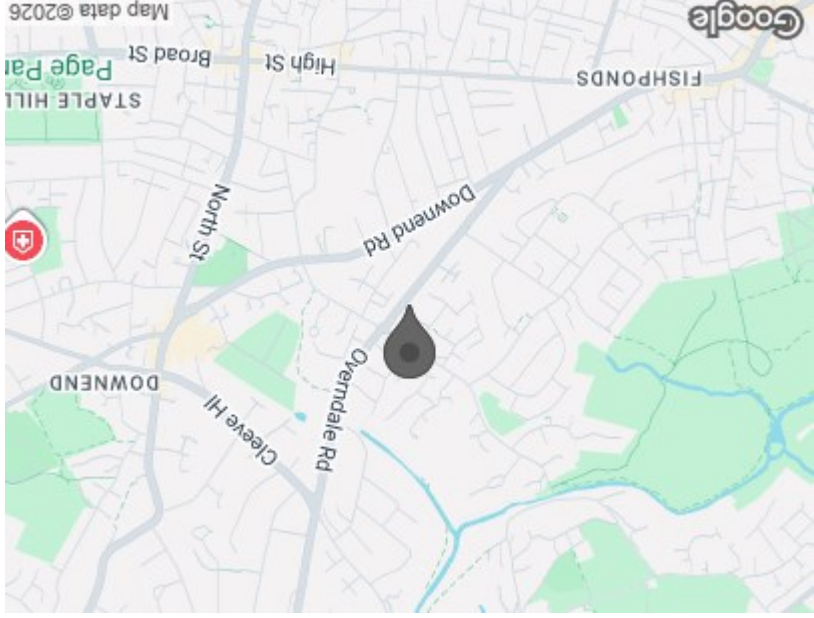
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any other areas the appliances are not included in these measurements or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

TOTAL FLOOR AREA: 1034 sq. ft. (96.1 sq.m.) approx.

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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



Energy Efficiency Rating	
Potential	79
Current	45
Very energy efficient - lower running costs	(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	



**OVERNDALE ROAD**  
**DOWNEND, BRISTOL, BS16 2RL**  
**£475,000**



3



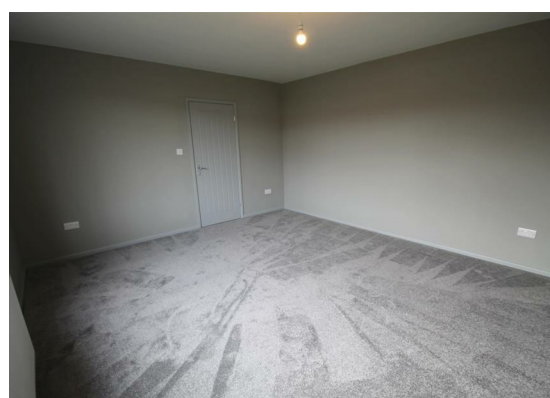
2



1



E



## **GROUND FLOOR**

**Entrance Hall**

**Lounge**  
14'9 x 13'1

**Open Plan Kitchen/Dining Room**  
21'1 x 10'8

**Cloakroom**  
5'10 x 5'9

## **FIRST FLOOR**

**Landing**

**Bedroom One**  
10'10 x 10'10

**Ensuite Shower Room**  
6'2 x 3'10

**Bedroom Two**  
13'8 x 8'10

**Bedroom Three**  
9'11 x 8'5

**Family Bathroom**  
6'11 x 5'5

## **OUTSIDE**

**Front Garden**

**Rear Garden**

**Off Street Parking x 2**



## NO ONWARD CHAIN

M.Coleman Estate Agents are delighted to offer For Sale this stunning three bedroom detached residence located in sought after Fishponds/Downend borders.

Boasting rooms of generous proportions and recently been redecorated throughout the ground floor comprises a welcoming entrance hallway which offers access to both the lounge and open plan kitchen/dining room with bi-folding doors to the rear garden.

With perfect balance and simple, clean lines the kitchen, there are a range of wall and base units finished with Shaker style doors in a timeless deep blue; rose handles, Granite style work surfaces and vintage tiled splashbacks add a touch of luxury. Integrated appliances include an oven, electric hob, extractor hood, fridge freezer, dishwasher and washing machine. There is a door leading to a ground floor WC with a two piece white suite.

You will be pleasantly surprised at the size of the first-floor accommodation; there are three double size bedrooms the largest benefitting from an ensuite shower room. The modern family bathroom is partially tiled and has a white three-piece suite with mains plumber shower over the bath.

Externally the bi-folding doors open onto a paved patio area that leads to an artificial level lawn.

The garden is fully enclosed for the safety of young children and benefits a storage shed. The front is laid to concrete and shingle providing off street parking for two vehicles.

Located within what we believe to be a realistic walking distance to the high streets of Downend, Staple Hill and Fishponds and all the associated amenities; the property is approximately five miles from Bristol City Centre and provides easy access onto the Avon Ring Road and motorway networks.

