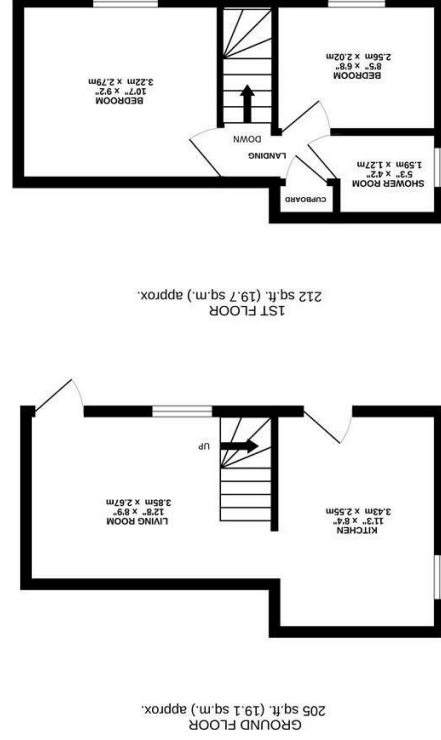


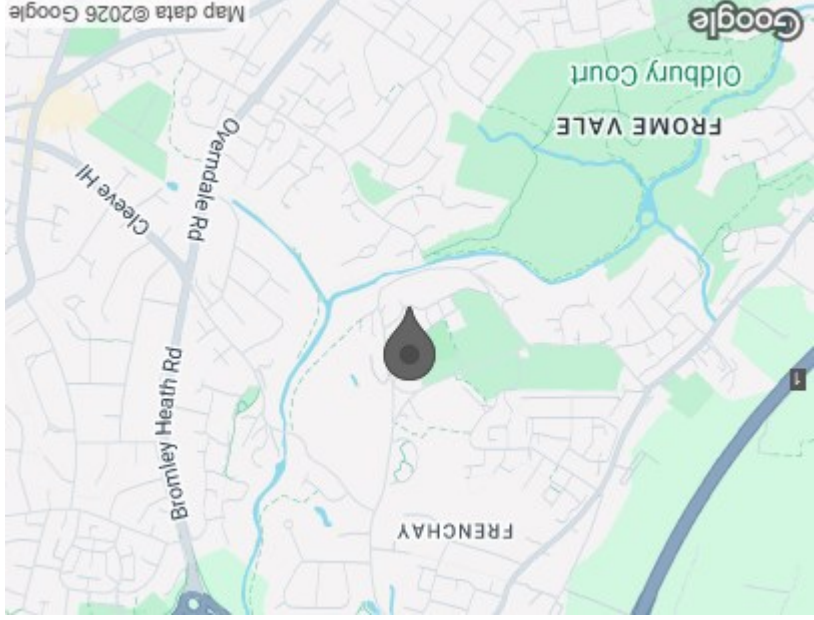


FLOOR PLAN



Total floor area: 417 sq. ft. (38.8 sq.m.) approx.
 Measurements taken from the centre of the rooms. Measurements may vary slightly due to the way the rooms are measured. Rooms and any other areas are approximate and no responsibility is taken for any errors. Rooms, windows, doors and any other areas are approximate and no responsibility is taken for any errors. Measurements may vary slightly due to the way the rooms are measured. They are not intended to be used for any prospective purchase. The agents, agents and agencies have taken every care to ensure the accuracy of the information provided. This information is provided for general information only and should not be used for any other purpose. It is made with respect to the current legislation in force at the time of writing.

AREA MAP



Energy Efficiency Rating	
Potential	89
Current	67
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	

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 employment has the authority to make or give any representation or warranty in respect of the property.



QUARRY ROAD
FRENCHAY, BRISTOL, BS16 1LX
ASKING PRICE £340,000





GROUND FLOOR

Living Room

12'7" x 8'9"

Kitchen

11'3" x 8'4"

FIRST FLOOR

Landing

Bedroom One

10'6" x 9'1"

Bedroom Two

8'4" x 6'7"

Shower Room

5'2" x 4'1"

OUTSIDE

Garden

Garden Room

11'6" x 9'7"

Shed



M.Coleman Estate Agents are delighted to have the rare opportunity of offering this picturesque two bedroom detached cottage situated in the heart of the desirable village of Frenchay with delightful country walks to the Frome Valley Conservation area and Frenchay Common.

This charming home is typical of other traditional properties within the area having whitewashed elevations under a pitched tiled roof and the added bonus of an enclosed cottage garden. With stone walling, level lawn, mature borders, shed and summer house with solar powered lighting it is an ideal space to use all year round reveling in the views over the Frome Valley Conservation Area.

The ground floor accommodation comprises a lounge with stairs that give access to the first floor. A charming window seat looks out to the Frome Valley plus a door that leads to the garden.

The traditional style kitchen has a double glazed stable style door opening to the front and a range of wall and base units. Integrated appliances include an oven, hob and extractor with space for an under-counter fridge, freezer and washing machine. There are two bedrooms and shower room at first floor level.

The property benefits from double glazing throughout as well as gas central heating.

This delightful home truly has a feel of country living whilst being perfectly situated for the busy commuter within easy access to the motorway networks of the M32/M4 and M5, Bristol Parkway Railway Station less than three miles distant. The high street shops and amenities of Downend are within two miles.

Embrace a lifestyle, not just a home, in the charming village of Frenchay. This property places you at the heart of a vibrant community, known for its active resident groups dedicated to preserving the surrounding green spaces and upholding the village's wonderful character

