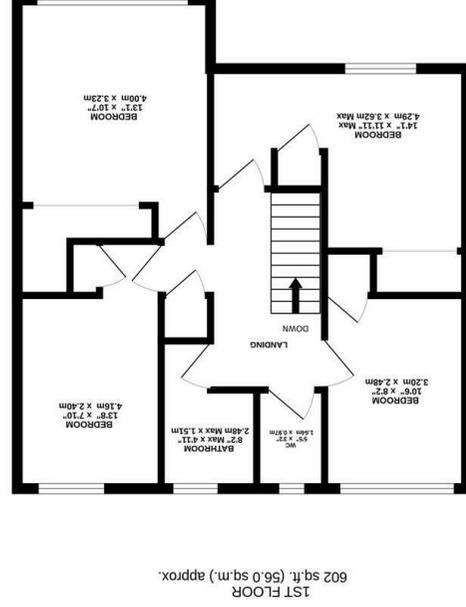
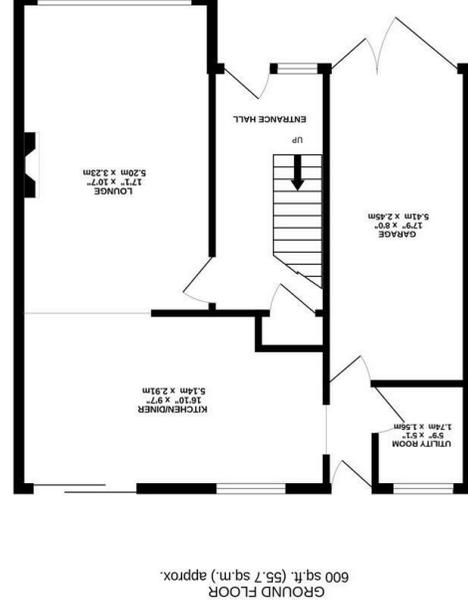




FLOOR PLAN

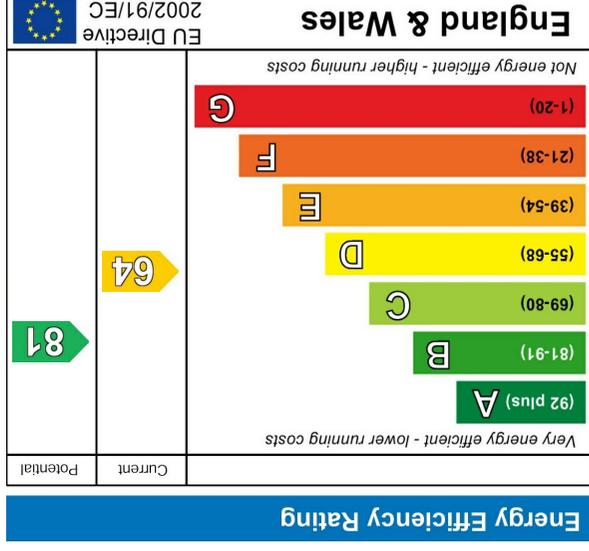
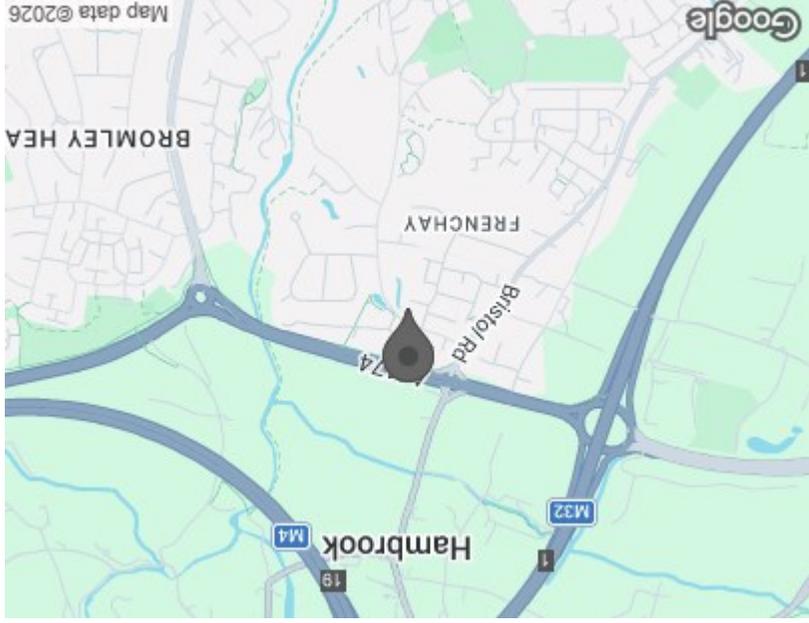


TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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

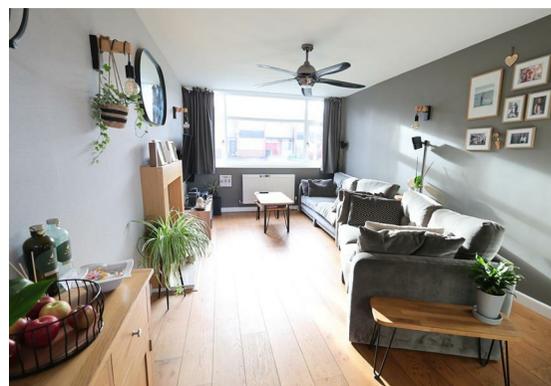


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



MANOR PLACE
FRENCHAY, BRISTOL, BS16 1PS
ASKING PRICE £475,000





GROUND FLOOR

Entrance Hall

Sitting Room

17'0" x 10'7"

Kitchen/Dining Room

16'10" x 9'6"

Rear Lobby

Utility & WC

5'8" x 5'1"

FIRST FLOOR

Landing

Bedroom One

13'1" x 10'7"

Bedroom Two

14'0" x 11'8'7"

Bedroom Three

10'5" x 8'1"

Bedroom Four

13'6'5" x 7'10"

Bathroom

8'1" x 4'11"

WC

5'4" x 3'2"

OUTSIDE

Front Garden

Rear Garden

Integrated Garage

17'8" x 8'0"

Garage in Rear Block

Off Street Parking for Several Vehicles

We are proud to present this impressive semi-detached residence, perfectly situated within the highly sought after area of Frenchay. Combining generous proportions with the rare advantage of two single garages and ample off-street parking, this home offers a unique opportunity for those seeking a refined lifestyle, close to the open spaces of Frenchay Common and the Frome Valley conservation area.

The ground floor offers an entrance hall with solid wood floors that extend into the lounge and dining area.

The lounge is located to the front of the property with a large picture window that floods the room with natural light and a gas fire and mantelpiece gives a cosy and warm feel to this room. Extending into the dining area and kitchen, patio doors and windows over look the rear garden. The

kitchen has been modernised with a range of wall and base units completed with shaker style doors and wood block work tops. Integrated appliances include an under counter oven, five ring gas hob and extractor hood and fridge. A handy breakfast bar is perfect for less formal meals.

Completing the ground floor accommodation is a utility/WC with space and plumbing for a washing machine and dishwasher. An inner lobby gives access to the rear garden and integrated garage.

The first floor boasts four double size bedrooms all benefitting from a fitted wardrobe or cupboard. The bathroom is fully tiled with a modern two piece suite comprising a bath with mixer shower over plus a separate WC.

Externally the property benefits gardens to the front, side and rear with a double drive allowing parking for up to four vehicles, plus an EV charging point.

The rear garden is fully enclosed by natural stone walls and timber lap fencing and the rear is bounded by a further single garage with personal door. This secure space is perfect for those with young children and is laid to paving, lawn and a decked seating area with pergola.

