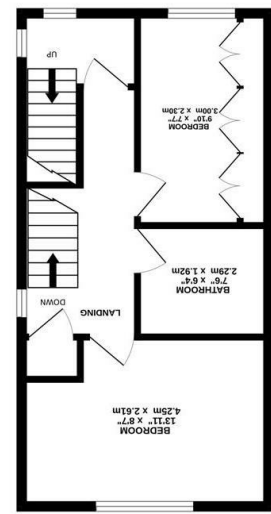


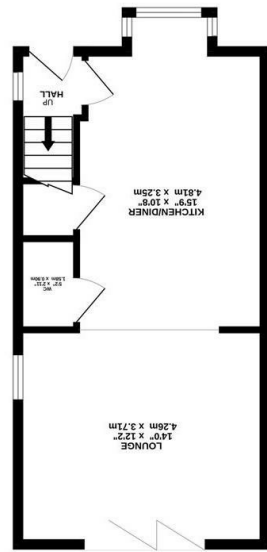
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



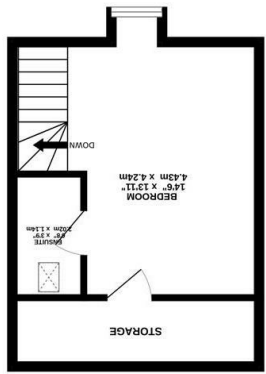
What every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser, The plan is for illustrative purposes only and should be used as such by any. Made with Metropix (c)2025



1ST FLOOR 391 sq.ft. (30.3 sq.m.) approx.

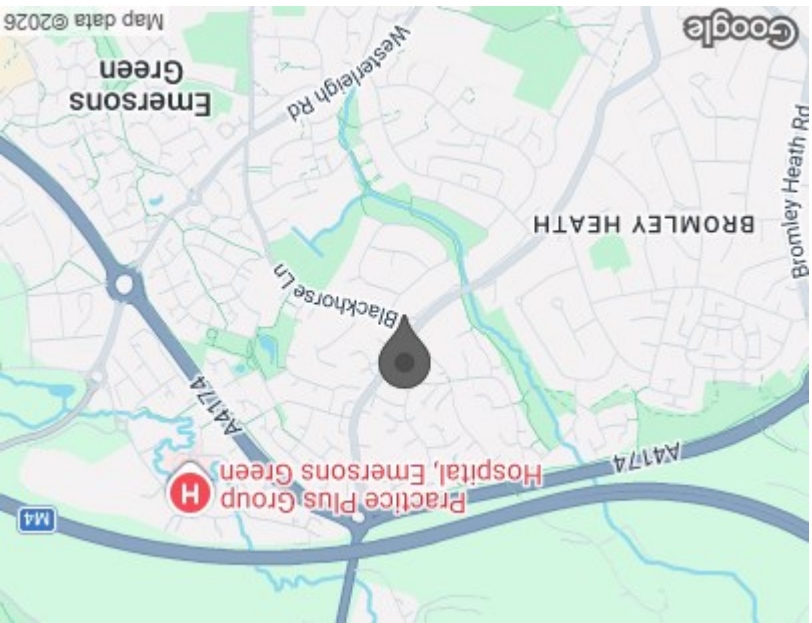


GROUND FLOOR 401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR 262 sq.ft. (24.3 sq.m.) approx.

Energy Efficiency Rating	
Potential	86
Current	85
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



AREA MAP



BLACKHORSE LANE

, BRISTOL, BS16 6TD

ASKING PRICE £425,000



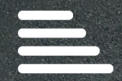
3



2



1



B



Ground Floor

Hall

Kitchen/Diner

15'9 x 10'8

Lounge

14'0 x 12'2

Cloakroom

5'2 x 2'11

First Floor

Landing

Bedroom

13'11 x 8'7

Bedroom

9'10 x 7'7

Bathroom

7'6 x 6'4



Second Floor

Bedroom

14'6 x 13'11

EnSuite

6'8 x 3'9

External

Rear Garden

Drive

Allocated Parking Space



M. Coleman are delighted to present to the market this modern three-bedroom semi-detached home. Spacious and thoughtfully designed, the property is arranged over three floors and features a welcoming lounge, contemporary kitchen/diner, downstairs WC, family bathroom, and an en-suite to the master bedroom.

The ground floor comprises an inviting entrance hall with stairs rising to the first floor. A door leads to the stylish kitchen/dining room, fitted with grey high-gloss wall and base units and a comprehensive range of integrated appliances including a fridge/freezer, washer dryer, dishwasher, electric oven, microwave, and gas hob with extractor above. There is also a modern downstairs WC with a frosted double-glazed window. The bright and airy lounge is located at the rear of the property and benefits from bi-fold doors that open directly onto the enclosed rear garden, allowing natural light to flood the space.

The first floor offers two well-proportioned bedrooms, one of which features a range of fitted wardrobes. The contemporary family bathroom includes a main shower over the bath, creating a practical and attractive space for everyday use.

Occupying the entire top floor is the impressive master suite, complete with eaves storage and a modern en-suite shower room, providing a private and comfortable retreat. Externally, the rear of the property enjoys a sunny, fully enclosed garden laid mainly to lawn, with a patio area ideal for outdoor dining. There is also a storage shed and convenient side access to the front.

To the front, the property benefits from a driveway with an EV charging point and is bordered by mature shrubs and trees, enhancing the overall kerb appeal. A further allocated off road space can be found to the side of the property.

Offering excellent connectivity with easy access to the motorway network and Bristol Parkway Station as well as proximity to the amenities of Downend High Street this home is ideal for families and professionals alike.

