



THE MEADS  
, BRISTOL, BS16 6RG  
£325,000





**Ground Floor**

**Porch**

**Hall**

**Lounge**

18'5 max x 13'9 max

**Kitchen/Dining Room**

18'4 max x 10'0 max

**Conservatory**

10'1 x 7'6

**First Floor**

**Landing**

**Bedroom**

12'7 x 10'2

**Bedroom**

12'7 max x 10'4

**Bedroom**

8'8 x 7'1

**Bathroom**

7'1 max x 5'8 max

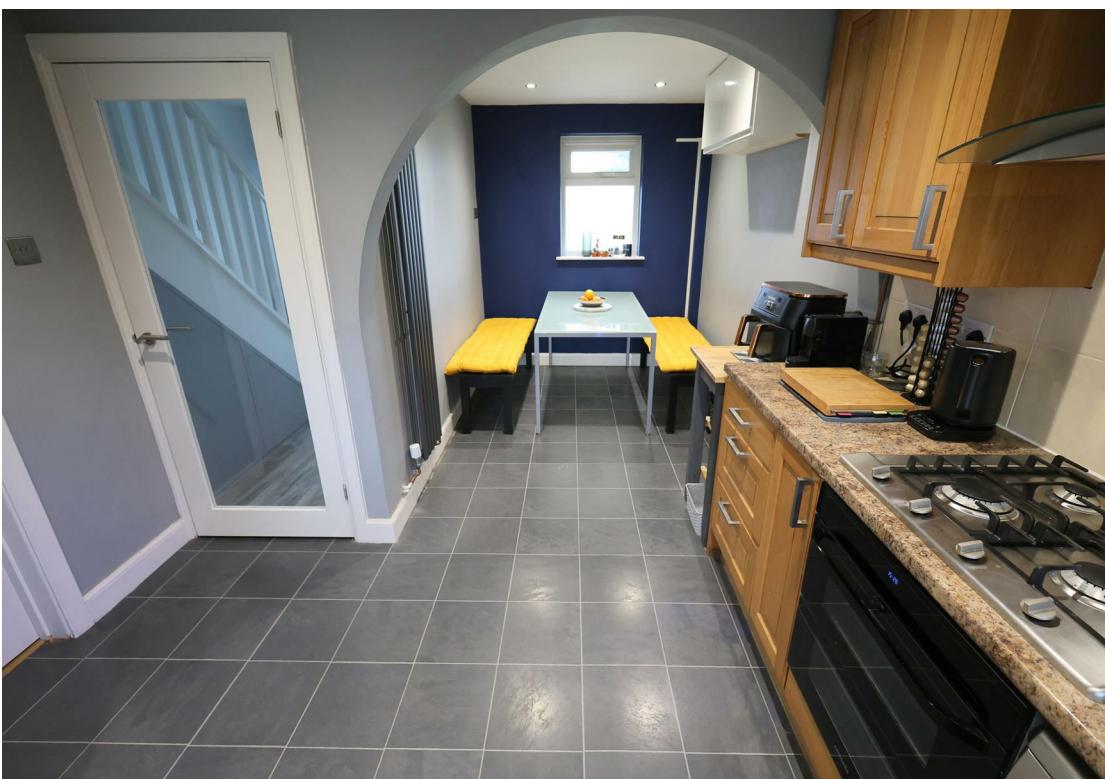
**WC**

4'9 x 2'8

**External**

**Garden**

**Off Road Parking**



M Coleman Estate Agents are delighted to present to the market this well-presented three bedroom mid-terrace home, positioned within a cul-de-sac in a popular and convenient location. A property sure to appeal to first-time buyers, young families, and downsizers alike.

The porch leads to a welcoming entrance hall which in turn opens to a spacious kitchen/dining room which enjoys a dual aspect. Fitted with an attractive range of wall and base units, there is an integrated oven, hob and extractor with further space for a dishwasher and fridge/freezer. A door provides direct access to the rear garden, while another leads through to the lounge.

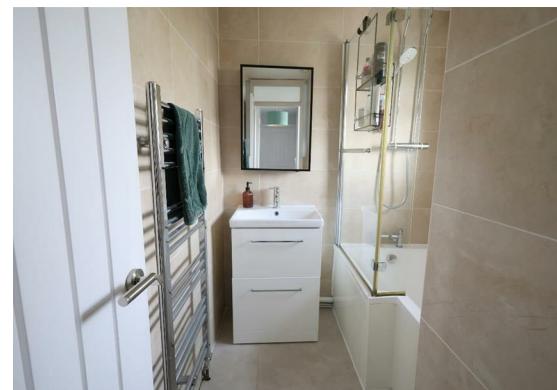
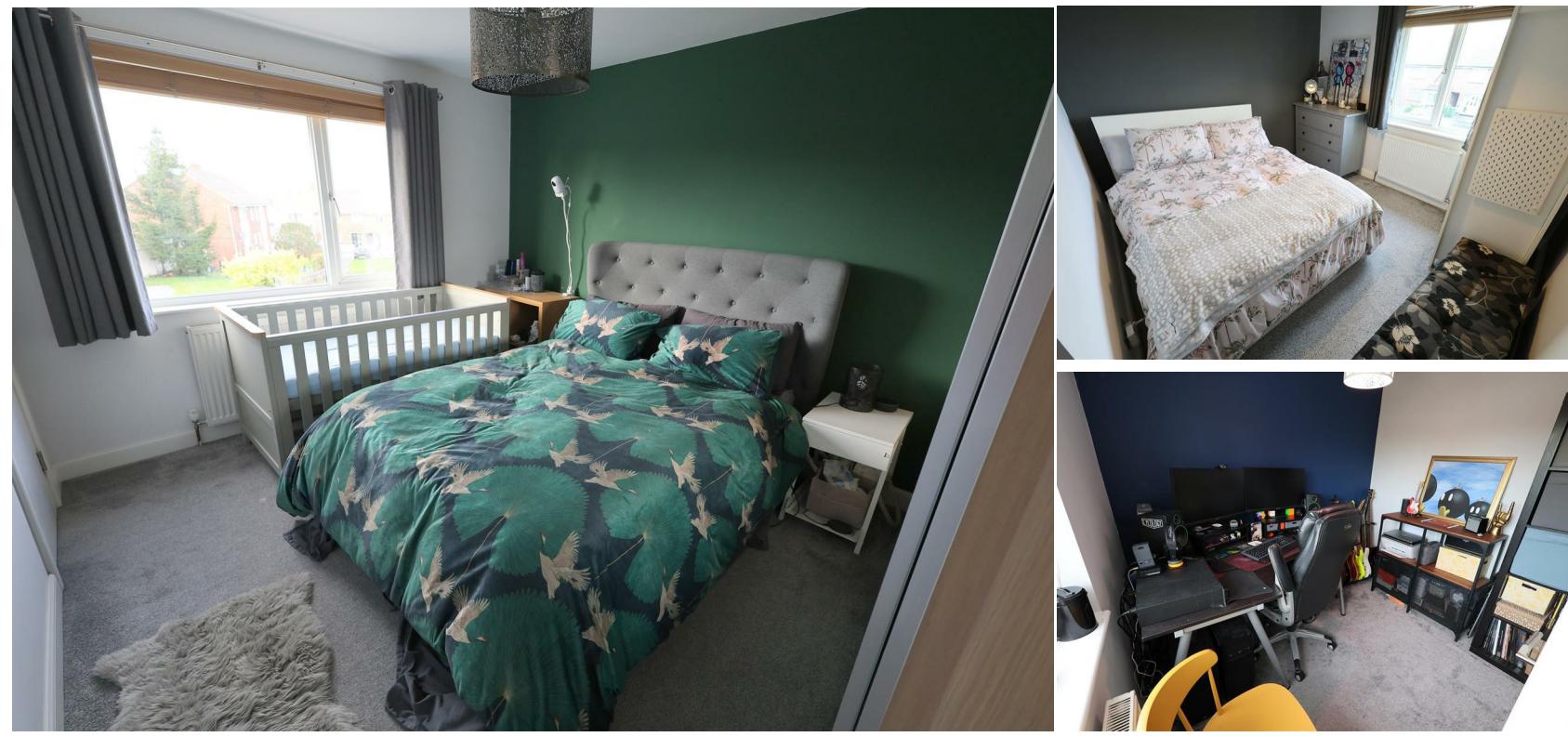
The lounge is of excellent proportions, offering a comfortable and versatile space for relaxing or entertaining. A large double glazed window floods the room with natural light while French doors open to a conservatory - currently utilised as a useful utility area with plumbing for a washing machine and space for a tumble dryer.

To the first floor are three bedrooms, two of which are doubles in size. The principal and third bedrooms both benefit from built-in storage cupboards. A fully tiled bathroom features a white suite with mains shower over the bath, complemented by a separate cloakroom with WC and wash basin.

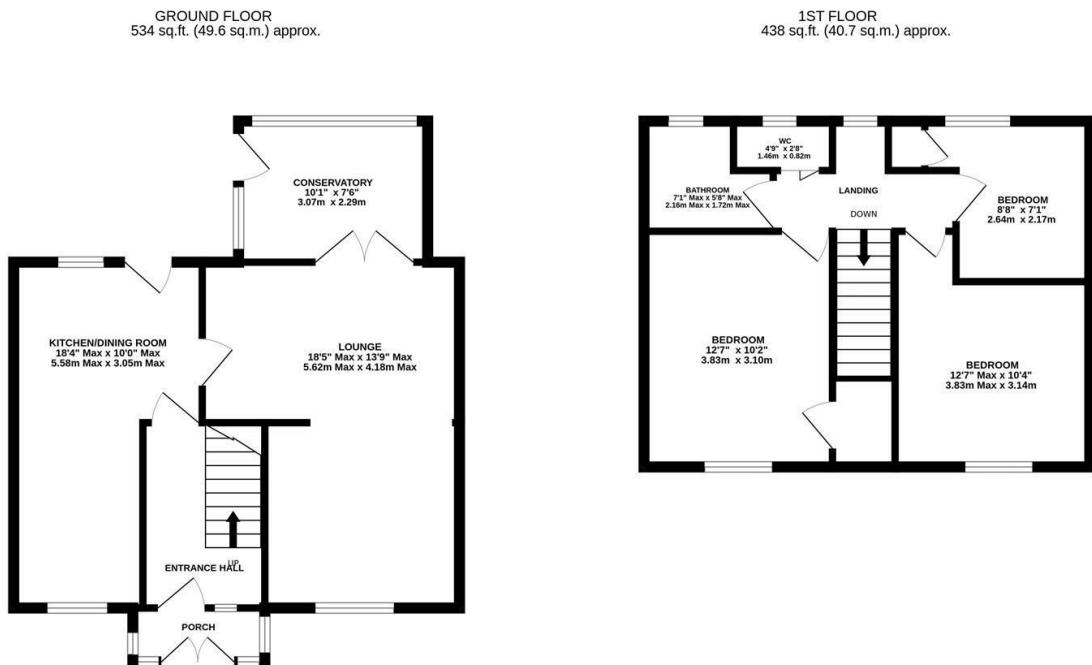
Externally, the rear garden is fully enclosed; a paved patio provides the ideal space for outdoor dining, leading to a level lawn and a further area offering space for a storage shed and potential for additional seating area.

To the front, there is off-street parking for one vehicle and provision for an electric car charging point, with ample on-street parking available nearby.

Ideally situated within proximity to popular schools and a range of local amenities including shops, cafes, and restaurants at Emersons Green and Downend. The property also benefits from excellent transport links with easy access to the Ring Road and the Bristol to Bath Cycle Path.

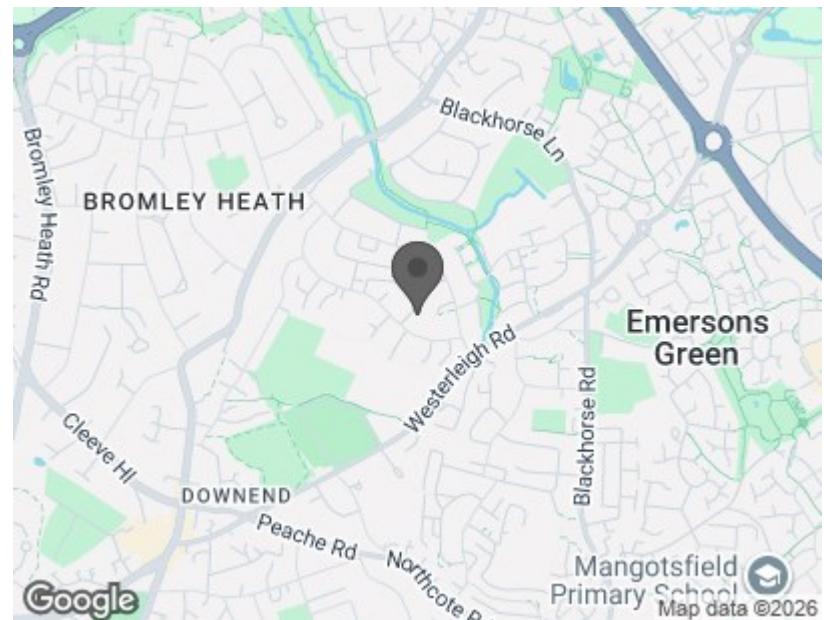


## FLOOR PLAN

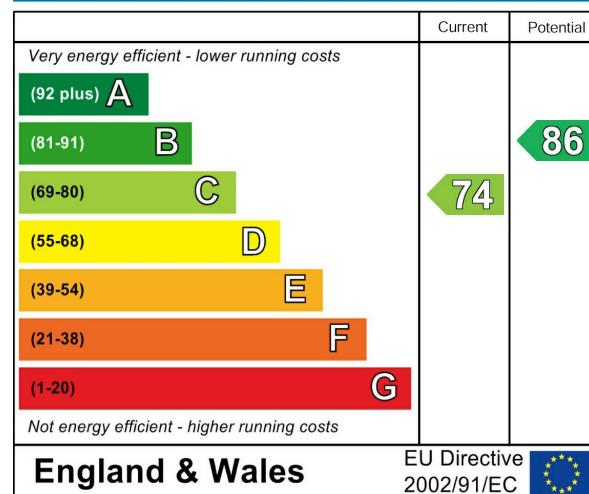


**TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services and appliances shown 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.  
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## AREA MAP



## Energy Efficiency Rating



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