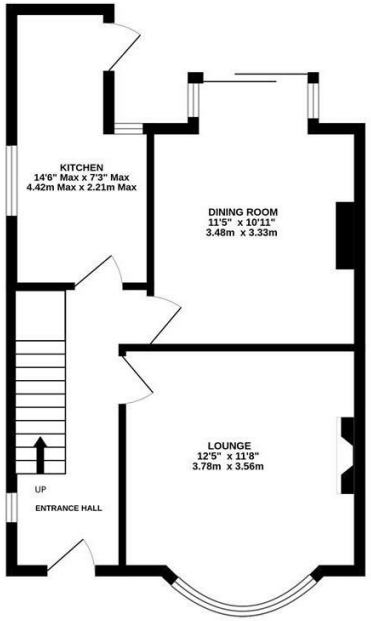
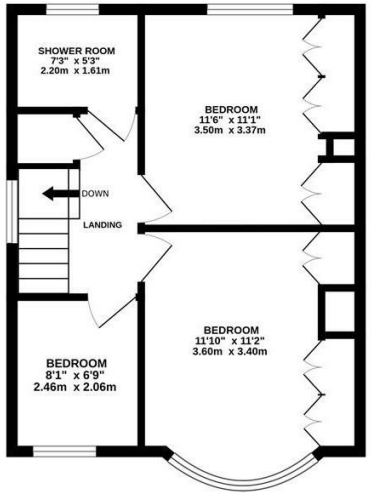
FLOOR PLAN

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.8 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. 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.
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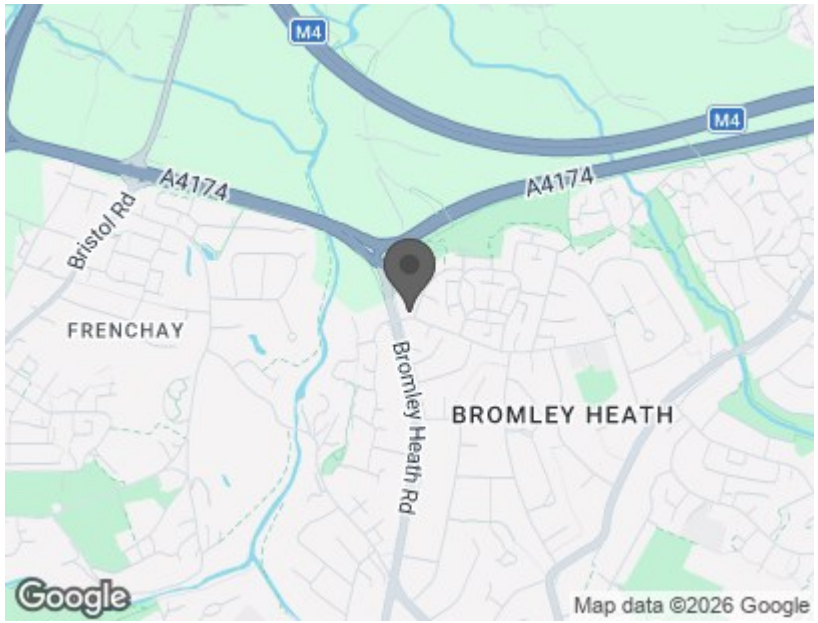
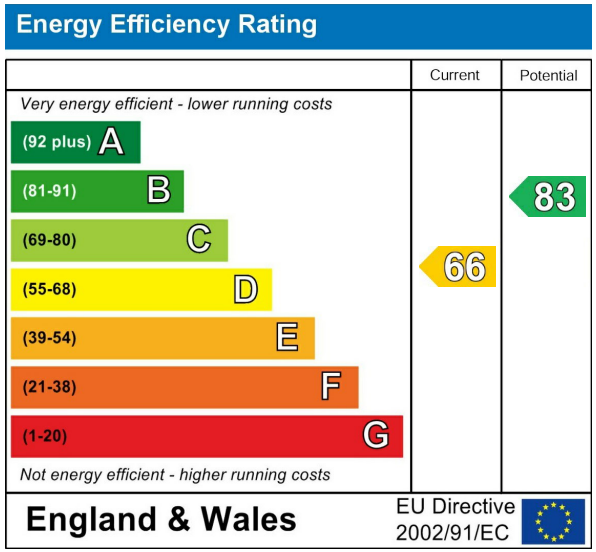
AREA MAP





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

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M. Coleman
ESTATE AGENTS

QUAKERS ROAD

DOWNEND, BRISTOL, BS16 6JD

ASKING PRICE £400,000

3 1 2 D

GROUND FLOOR

Entrance Hall

Sitting Room
12'4" x 11'8"

Dining Room
11'5" x 10'11"

Kitchen
14'6" max x 7'3" max

FIRST FLOOR

Landing

Bedroom One
11'9" x 11'1"

Bedroom Two
11'5" x 11'0"

Bedroom Three
8'0" x 6'9"

Shower Room
7'2" x 5'3"

OUTSIDE

Front Garden

Rear Garden

Driveway & Garage

M Coleman Estate Agents are delighted to present this traditional 1950's three bedroom semi-detached residence in an enviable corner plot position. The property has served its currents owners for over 60 years and is being brought to the market with no onward chain.

A welcoming entrance hall provides access to all principal rooms on the ground floor. The sitting room enjoys a round bay window flooding the space with natural light, complemented by a feature fireplace that creates a warm and inviting atmosphere. The dining room is positioned to the rear of the property where sliding patio doors give access to the garden. The galley style kitchen boasts a range of wall and base units with built in eye level double oven, gas hob and extractor. Additionally there is under counter space with plumbing for a washing machine, slimline dishwasher and fridge. The kitchen has been well loved and maintained but we are confident most buyers will want to mark their own stamp on this room.

To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefitting from fitted wardrobes. A stylish family shower room has recently been replaced offering a walk in shower enclosure, wash hand basin into a vanity surround and WC. The room is completed with shower boarded walls and a window to the rear.

Externally, the walled front garden provides a lawn with mature shrub borders. There is off road parking and gated access leads to a single garage with power and light. The fully enclosed rear garden is an ideal retreat with established tree and shrub borders offering privacy and seclusion. A crazy paved patio and level lawn is a perfect secure space for children to play.

The property is within easy reach of the highly regarded Bromley Heath Infant and Junior Schools, while the vibrant centre of Downend provides local shops, cafes and restaurants whilst larger supermarkets and retail parks can be found in nearby Emersons Green.