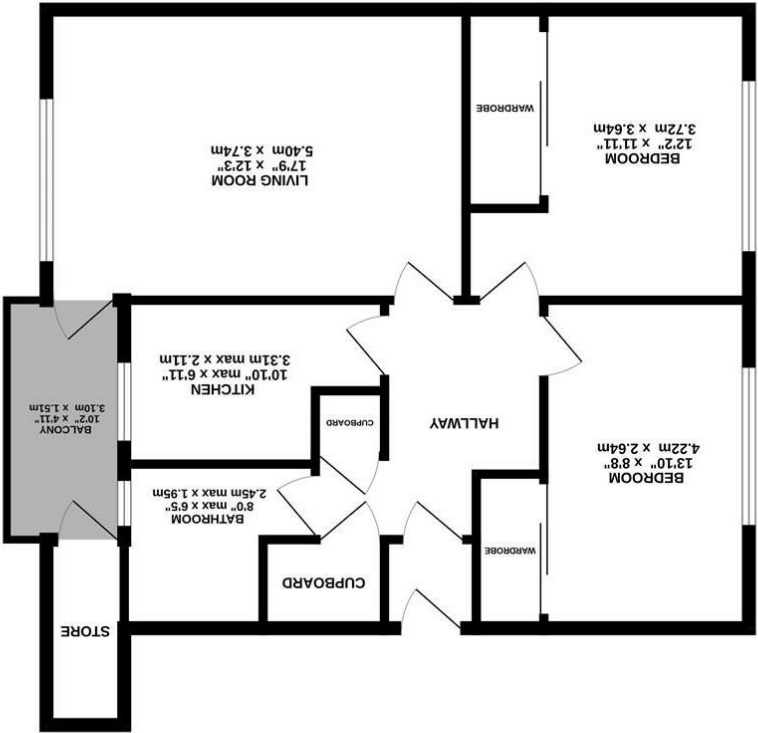




FLOOR PLAN

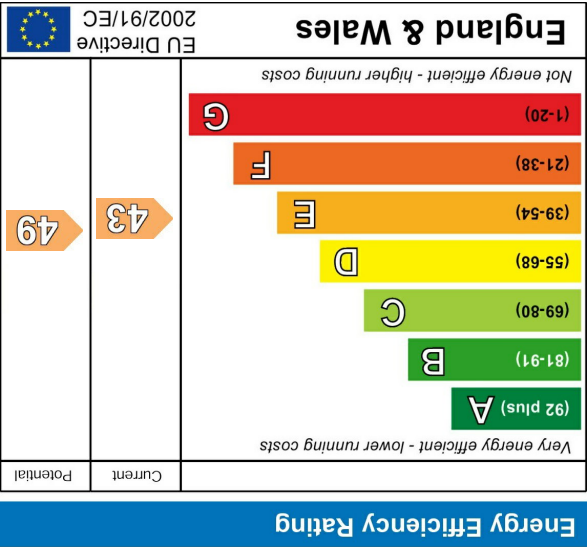


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been viewed and no guarantee as to their operability or efficiency can be given.

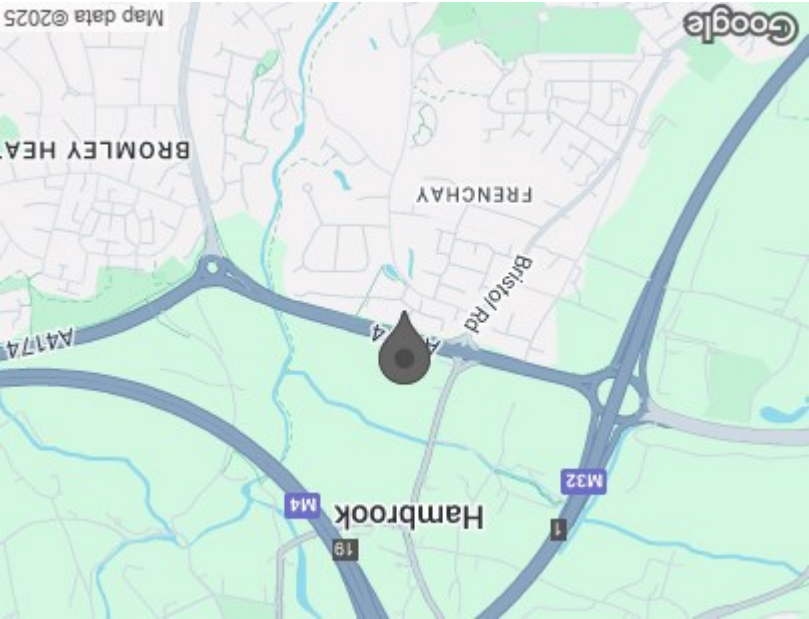
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AREA MAP

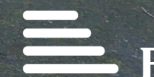




BOWOOD

HARFORD DRIVE, FRENCHAY, BS16 1NS

ASKING PRICE £250,000





SECOND FLOOR

Communal Entrance

Porch

Hall

Lounge

17'9 x 12'3

Kitchen

10'10 max x 6'11

Bedroom One

12'2 x 11'11

Bedroom Two

13'10 x 8'8

Bathroom

8'0 max x 6'5

Balcony

10'2 x 4'11

Utility Cupboard

EXTERNAL

Garage

**Unallocated Off Road
Parking**

Communal Gardens

NO ONWARD CHAIN

A delightful and spacious two bedroom purpose built apartment occupying a pleasant position within the highly sought after location of Frenchay. Situated on the second floor and offering flexible accommodation, the entrance door opens to a porch which in turn leads to the hallway and gives access to the kitchen, lounge, two double bedrooms, family bathroom and two useful storage cupboards.

The lounge is a bright, airy room with a large picture window to the rear elevation offering wonderful green views and a glazed door to the balcony. The kitchen has a range of wall and base units finished with wood effect doors and wooden worksurfaces. There is a built in under counter electric oven and hob plus space with plumbing for a slimline dishwasher and fridge.

Both of the bedrooms are well proportioned doubles and benefit from large windows to the front elevation and built in wardrobes with sliding doors. The family bathroom room is fully tiled and fitted with a white three piece suite including an shower over the bath.

The balcony which leads from the lounge has a tiled floor and gives access to a utility room with space and plumbing for a washing machine.

Externally the property benefits from well-tended communal gardens, unallocated off road parking and a garage in a rank to the left the development. The property is perfectly located for the open green space of Frenchay Common and charming walks along the River Frome. There is also easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station and the shopping centres at Abbeywood, Emersons Green and Downend offering supermarkets, chemist, restaurants, cafes and other local shops.

