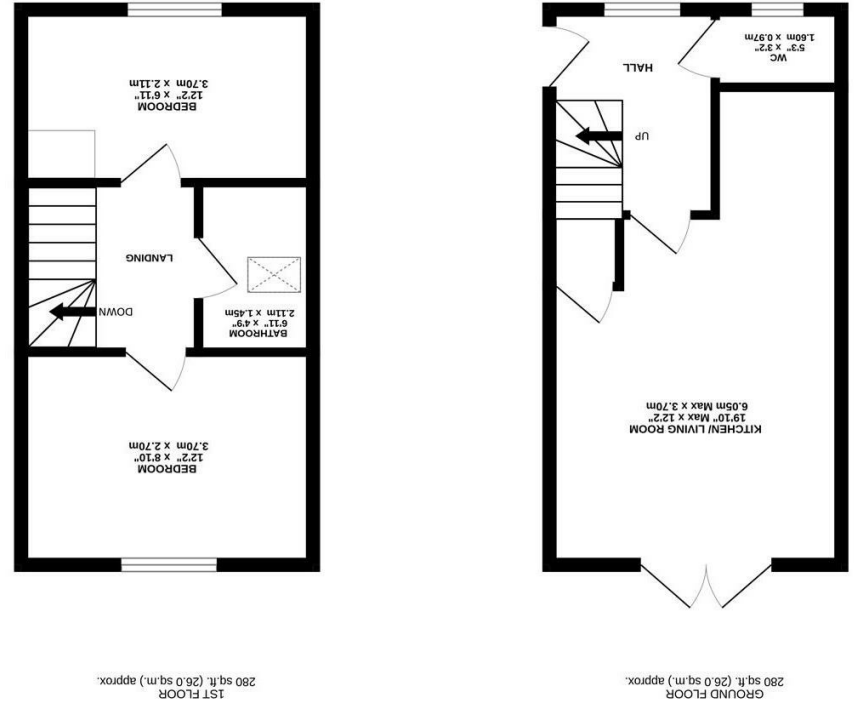


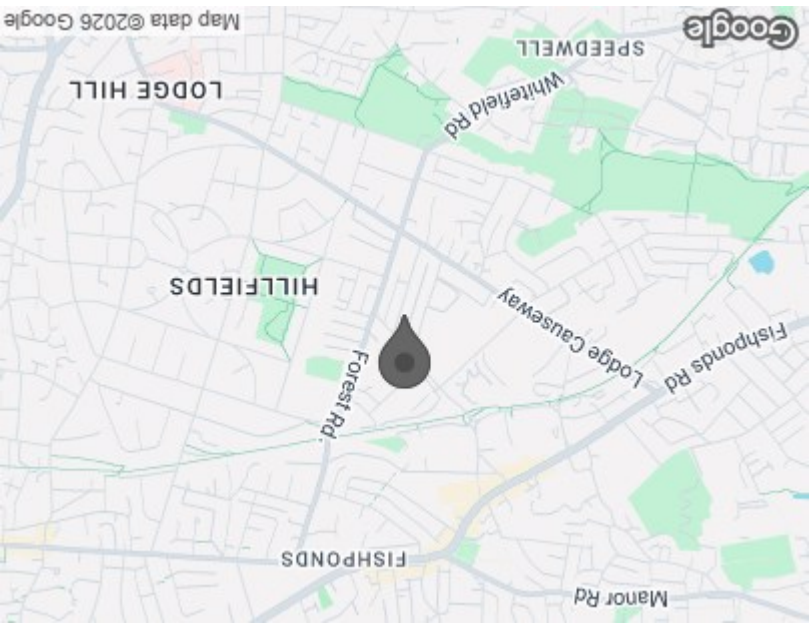


FLOOR PLAN



Where every effort has been made to ensure the accuracy of the floorplan contained here, measurements are not guaranteed. This plan is for guidance purposes only and no responsibility is taken for any error of doors, windows, floors and other items are approximate and no responsibility is taken for any error. Prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency or green.

AREA MAP



Energy Efficiency Rating	
Potential	89
Current	75
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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.



CHATSWORTH ROAD
FISHPONDS, BRISTOL, BS16 3QP
£1,250 PER MONTH





Ground Floor

Entrance Hall

Cloakroom

5'2" x 3'2"

Open Plan Kitchen/Living Room

19'10" max x 12'1"



First Floor

Landing

Bedroom One

12'1" x 8'10"

Bedroom Two

12'1" x 6'11"

Bathroom

6'11" x 4'9"



Outside

Parking x 1 Vehicle

Rear Garden



M Coleman are pleased to welcome this well-presented home is situated in the popular location of Fishponds and comprises two bedrooms, an open plan lounge/kitchen, ground floor WC and family bathroom.

The lounge/kitchen is a good size and offers flexible space for open-plan living. The adjoining kitchen offers a mixture of wall and base units with an integrated electric oven and gas hob with stainless steel cooker hood over plus space for a fridge/freezer and a washing machine. Additionally there is a handy breakfast bar for less formal meals. The rear garden is accessible via double glazed French doors from the lounge.

Upstairs is home to two spacious bedrooms; the principal bedroom is situated at the rear of the house and the second bedroom is located to the front. The part tiled bathroom has a modern white three-piece suite with a shower attachment over the bath and a Velux double-glazed window which floods the room with natural light. Access to the loft is available by a fitted ladder and houses the gas combination boiler.

Externally, the rear garden is fully enclosed for the security of those with small children. There is a decked seating area adjacent to the lounge, with the remainder of the garden laid to level lawn. There is also the added benefit of an allocated parking space for one vehicle.

The property is conveniently located to the amenities of Fishponds and Lodge Causeway, offering supermarkets, local shops, bars, and cafes. Furthermore, there is easy access close by onto the Bristol to Bath Cycle Path for those who commute to Bristol city centre by bike or direct bus routes for public transport. St Joseph's Catholic Primary School is located at the end of the road and is currently rated 'Good' by Ofsted.

