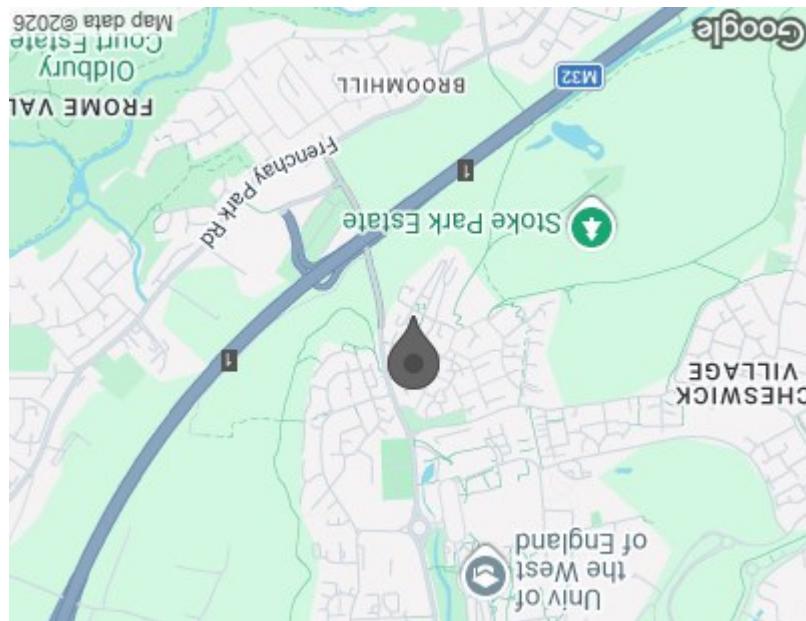
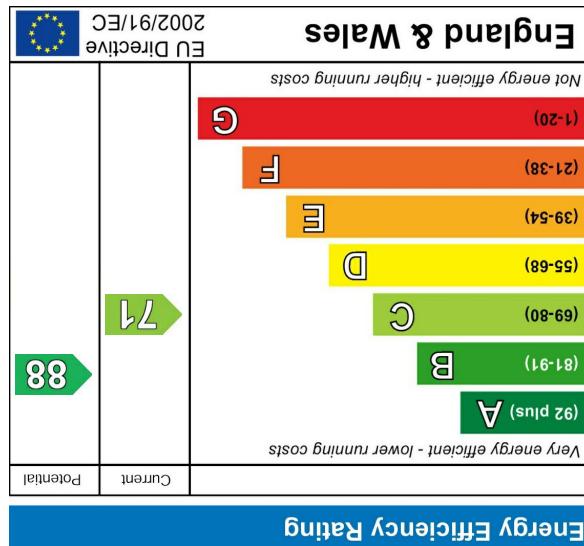
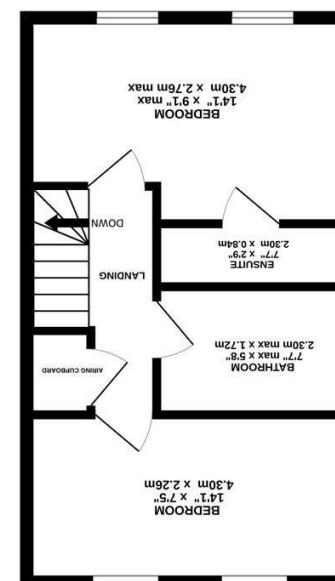


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

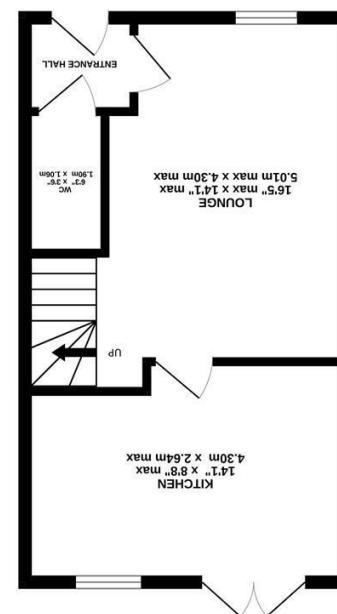


AREA MAP

350 sq ft (32.5 sq.m.) approx.  
GROUNDFLOOR



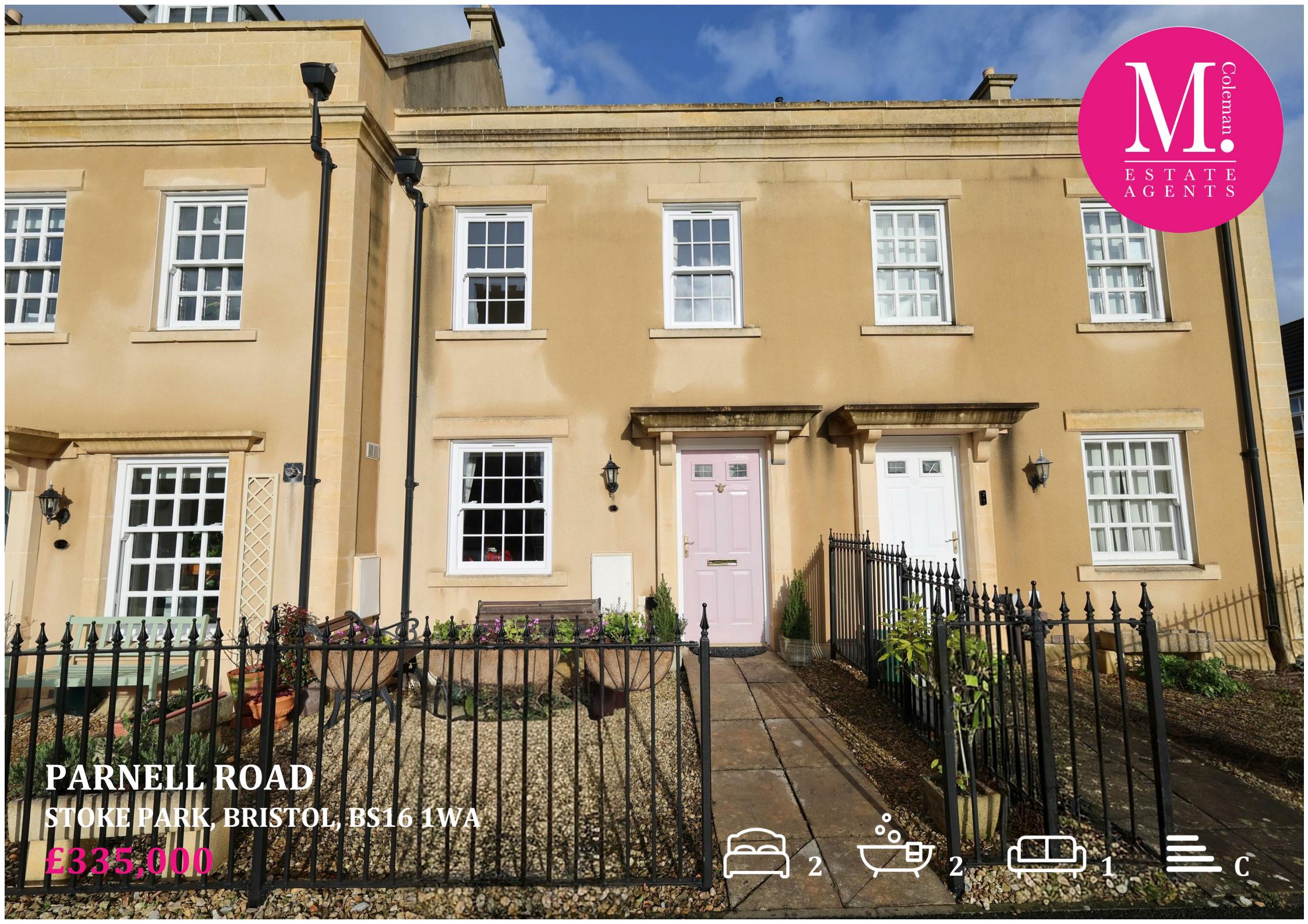
350 sq ft (32.5 sq.m.) approx.  
FIRST FLOOR



350 sq ft (32.5 sq.m.) approx.  
GROUNDFLOOR

FLOOR PLAN

STATEMENTS  
Coleman



**PARNELL ROAD**  
STOKE PARK, BRISTOL, BS16 1WA  
**£335,000**



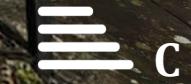
2



2



1



C



**Ground Floor**  
**Entrance Hall**

**Lounge**  
16'5" max x 14'1" max

**Kitchen Dining Room**  
14'1" x 8'8" max

**WC**  
6'3" x 3'5"

**First Floor**  
**Landing**

**Bedroom**  
14'1" x 9'0" max

**En-Suite**  
7'6" x 2'9"

**Bedroom**  
14'1" x 7'4"

**Bathroom**  
7'6" max x 5'7"

**External**  
**Front Garden**  
**Rear Garden**  
**Garage**  
18'0" x 7'8"



A beautifully presented two-bedroom mid-terrace home recently refurbished to a high standard, offering a perfect blend of modern living and convenience.

The ground floor has an entrance hall with doors to a cloakroom and a bright and welcoming living room. Featuring an electric wood burning effect stove as a focal point the space offers a comfortable layout for modern living, enhanced by a large window providing excellent natural light.

Finished in neutral tones with stylish accents and dark wood effect flooring, complemented by practical under-stairs storage.

To the rear, the light-filled kitchen dining room offers a versatile space for everyday living and entertaining. Shaker-style units

are complemented by brushed steel handles, integrated appliances include an oven, hob, and extractor with space for a fridge freezer and washing machine.

French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, two generous double bedrooms both benefit from dual aspect double-glazed windows. The principal bedroom enjoys the added luxury of a sleek ensuite shower room, while the stylish family bathroom features elegant neutral tiling, a panelled bath with rainfall shower, contemporary vanity unit with inset basin, recessed shelving, and an illuminated mirror, creating a well-designed bathroom with a refined feel.

Externally, the south-facing front garden, laid to gravel, offers a delightful view of the impressive Dower House and clock tower. To the rear the low maintenance garden is fully enclosed, has a decked seating area and is softened with a thoughtful array of

planting. The garage offers off road parking positioned to the rear of the property with a gate leading to the garden.

Parnell Road sits within the ever-popular Stoke Park Estate, residents enjoy easy access to everyday amenities, excellent transport links and the nearby open green spaces and woodland walks of Stoke Park provide a welcome balance to city living.

