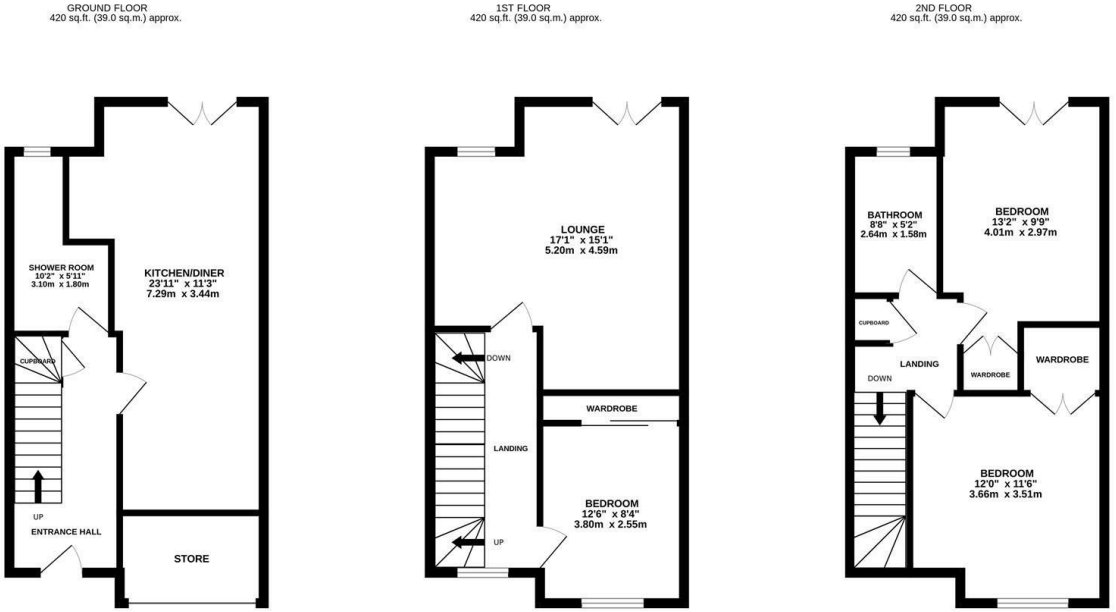
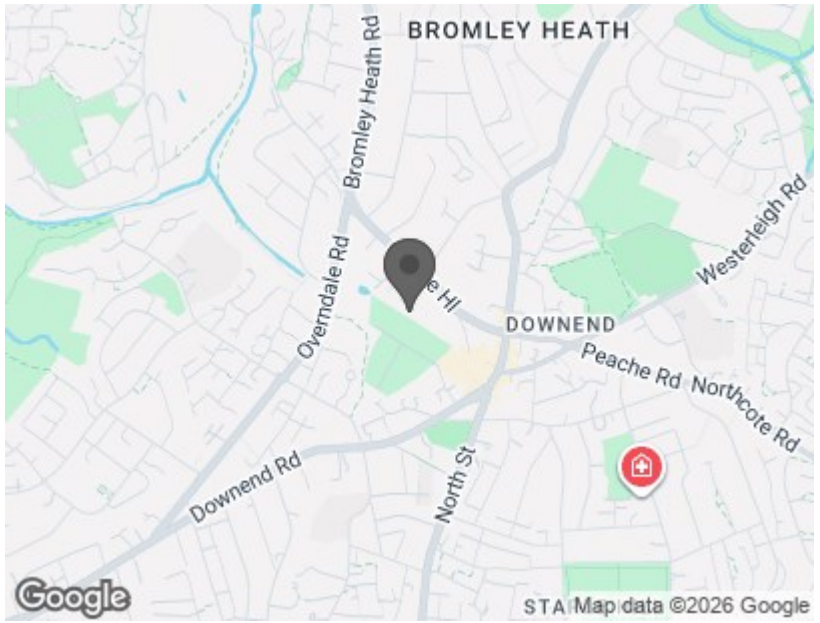
FLOOR PLAN

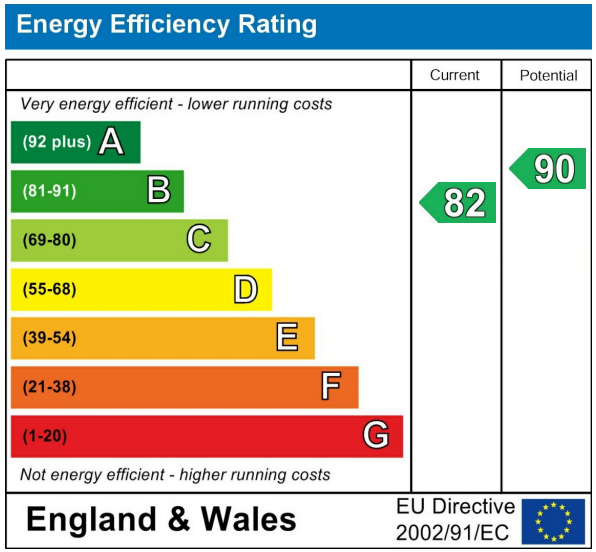


TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

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





M Coleman ESTATE AGENTS

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.



CAVE CLOSE

DOWNEND, BRISTOL, BS16 6EH

£415,000

3 2 1 B













Ground Floor

Hall

Kitchen Dining Room
23'11 x 11'3

Shower Room
12'2 x 5'11

Store

First Floor

Landing

Lounge
17'1 x 15'1

Bedroom Three
12'6 x 8'4

Second Floor

Landing

Bedroom One
12'0 x 11'6

Bedroom Two
13'2 x 9'9

Bathroom
8'8 x 5'2

External

Garden

Off Street Parking

Arranged over three floors, this wonderfully designed three bedroom townhouse offers an open feel and a wealth of space within. It also boasts proximity to Downend High Street and thus easy access to the shops and amenities presented there.

The accommodation comprises, on the ground floor, an open plan kitchen/dining room and shower room. Wooden floors extend from the entrance hall into the dining area offering visual continuity adding to the feeling of space. The kitchen has been designed with simple clean lines and perfectly balanced proportions, a range of wall and base units are finished with white high gloss doors and brushed steel handles creating a sleek and contemporary feel. There is a breakfast bar and French Doors opening to the garden; integrated appliances include eye level double oven, hob, and fridge freezer plus space for a washing machine.

To the first floor is a double bedroom with fitted wardrobes and the well proportioned sitting room which benefits from a feature fireplace. A Juliette balcony with French doors offers delightful green view over the Dial Lane Allotments and floods the room with light.

Two well presented double bedrooms are situated on the second floor, both benefitting from fitted wardrobes; the smaller has a Juliette balcony again overlooking the allotments. Additionally there is a bathroom on this level fitted with a contemporary white three piece suite and a mains plumbed shower over the bath.

The low maintenance rear garden is fully enclosed by way of timber lap fencing; there is a patio and a further decorative paved patio surrounded by slate chippings and storage shed. The front of the property offers off street parking and access to an integral single garage which has been split retaining a storage area.

This is the perfect home for those wanting ease of access to the Avon Ring Road and thus the M32, M4, M5 and Parkway Railway Station as well as proximity to the Frome Valley Walkway and all the amenities on offer.











