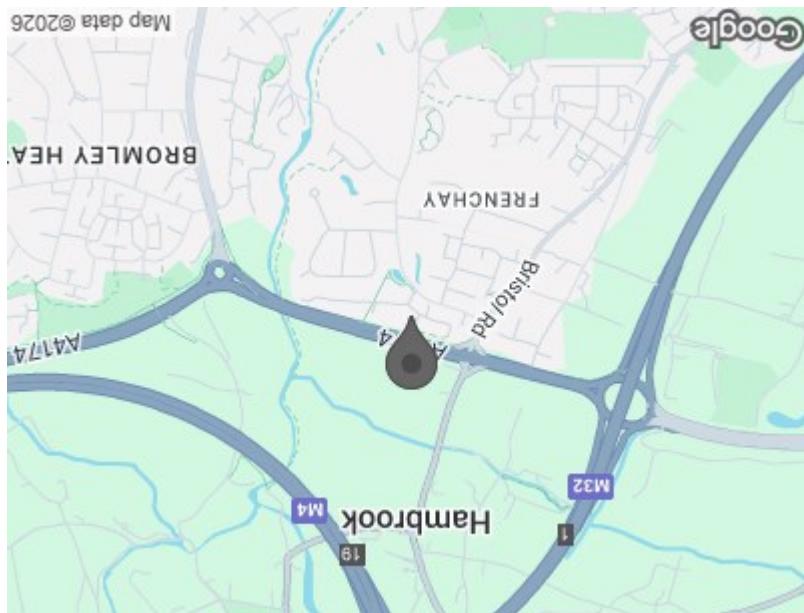
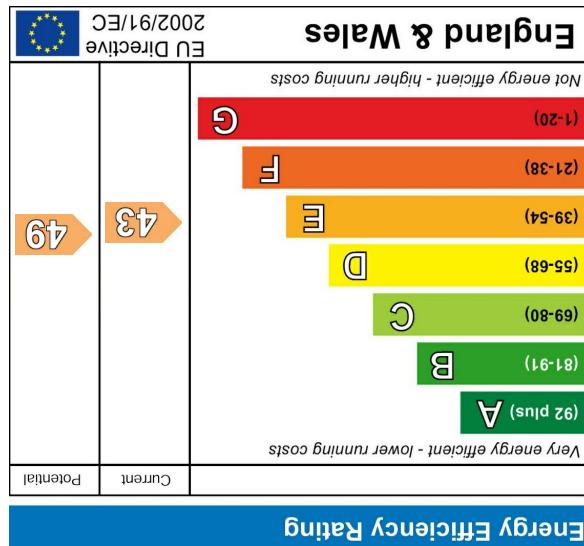


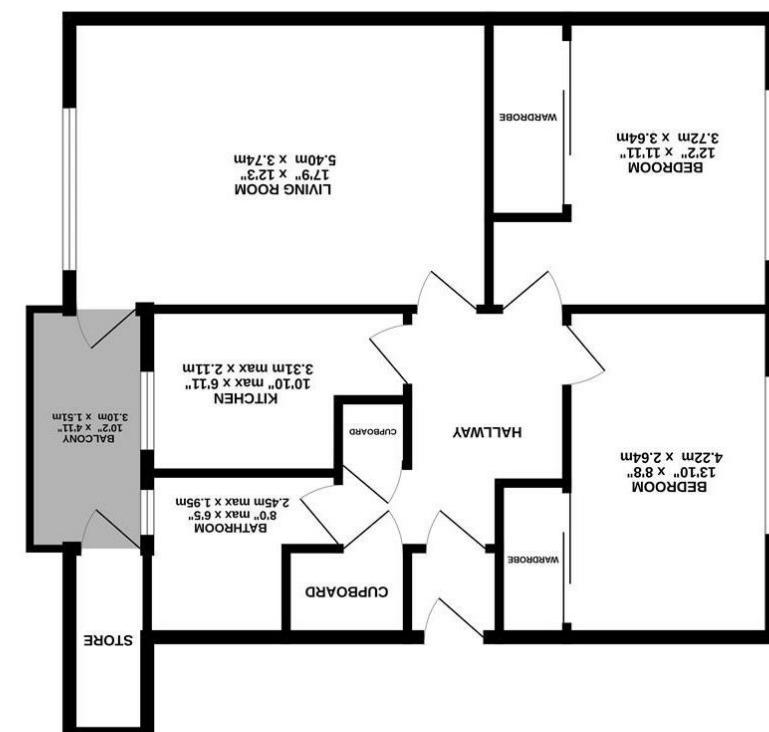
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

SECOND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

Whiles every reasonable care has been taken to ensure the accuracy of the dimensions and measurements, prospective purchasers are advised to make their own arrangements and measurements to satisfy themselves as to the dimensions and measurements of the property. The services, fixtures and fittings have not been tested and no guarantee can be given as to their state of repair or otherwise. The services, fixtures and fittings are excluded from the sale. The dimensions and measurements are approximate only. The layout of the property is shown as a guide only. The layout of the property is shown as a guide only.



FLOOR PLAN

STATEMENTS  
AGENTS  
Coleman.



**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.

