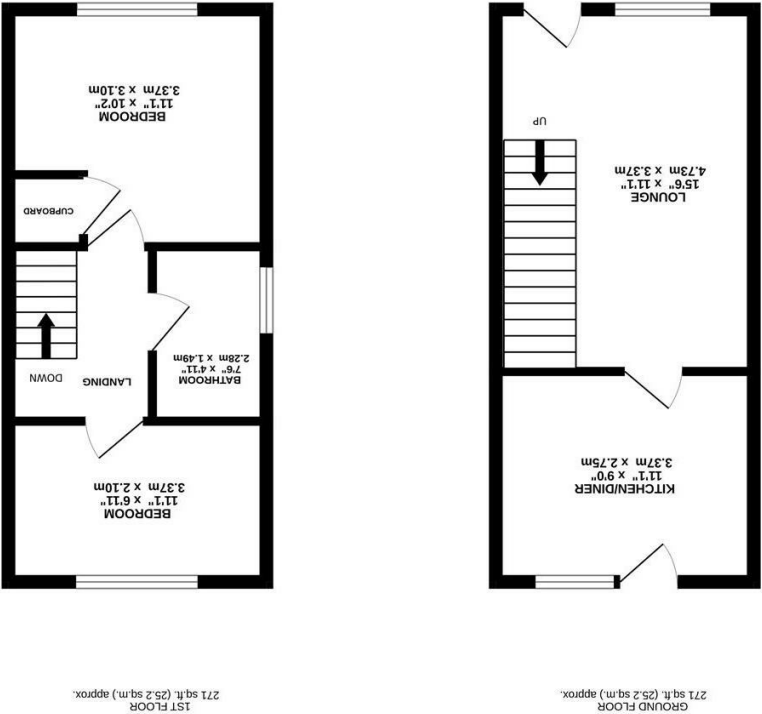


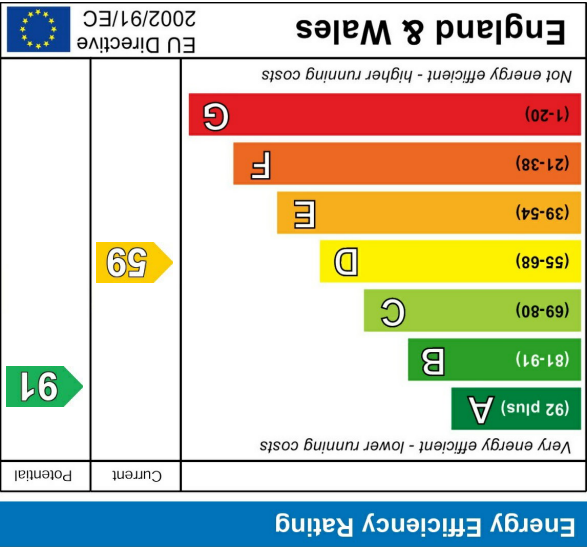
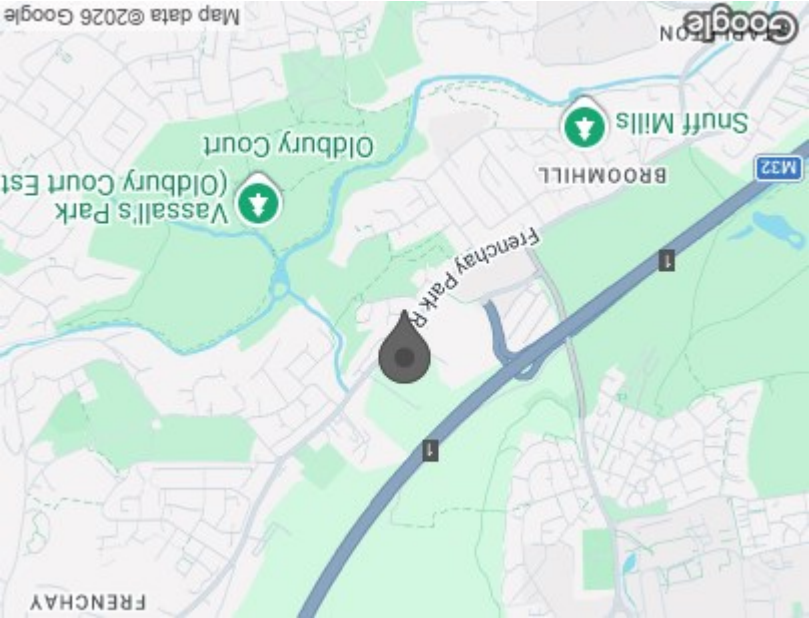


FLOOR PLAN



While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is an abstracted picture and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given. Made with Mapbox 2026.

AREA MAP



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.



BROADWAYS DRIVE
STAPLETON, BRISTOL, BS16 1JJ
ASKING PRICE £300,000



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GROUND FLOOR

Entrance

Lounge

15'6" x 11'0"

Kitchen/Diner

11'0" x 9'0"

FIRST FLOOR

Landing

Bedroom One

11'0" x 10'2"

Bedroom Two

11'0" x 6'10"

Bathroom

7'5" x 4'10"

OUTSIDE

Front Garden

Rear Garden

Driveway



M Coleman are delighted to present to the market this charming two bedroom semi-detached home. Situated on the ever-popular Broadways Drive in Stapleton, this property is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Stapleton is a highly desirable residential area, renowned for its strong sense of community, attractive green open spaces and excellent access to Bristol city centre. The property is ideally positioned for the University of the West of England (UWE), with excellent transport links including the Metro Bus services and ease of access to the M32 and wider motorway networks and Bristol Parkway railway station for those looking to commute by train.

Stepping inside, you are welcomed into a bright and spacious lounge boasting a warm and inviting atmosphere; stairs rise to the first floor and a door leads to the kitchen/diner. The well appointed cream shaker-style kitchen offers a range of wall and base units together with space for a tall fridge freezer, washing machine and an electric cooker with matching splashback and extractor hood. Windows and a single door look out to the rear garden.

From the first floor landing there are two well-proportioned bedrooms, offering versatile accommodation to suit a variety of needs, whether as comfortable bedrooms, a home office, or guest room. The first floor is completed by a white three-piece bathroom suite with a shower over the bath.

Outside, the enclosed rear garden provides a private and peaceful setting, enclosed by timber lap fencing and featuring a patio seating area, an abundance of mature shrubs and trees, a useful garden shed and convenient side access to the front of the property.

Off road parking to the side of the property accommodates up to two vehicles.

The property is being offered for sale with no onward chain and the team at M Coleman welcome the opportunity to arrange you a viewing.

