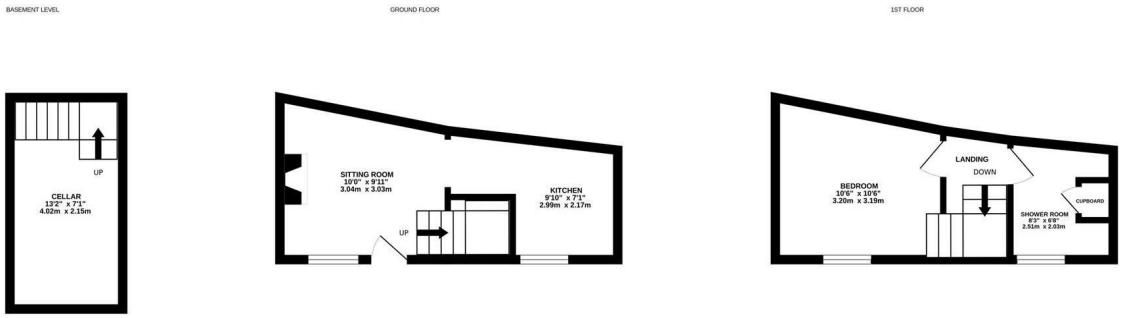
FLOOR PLAN



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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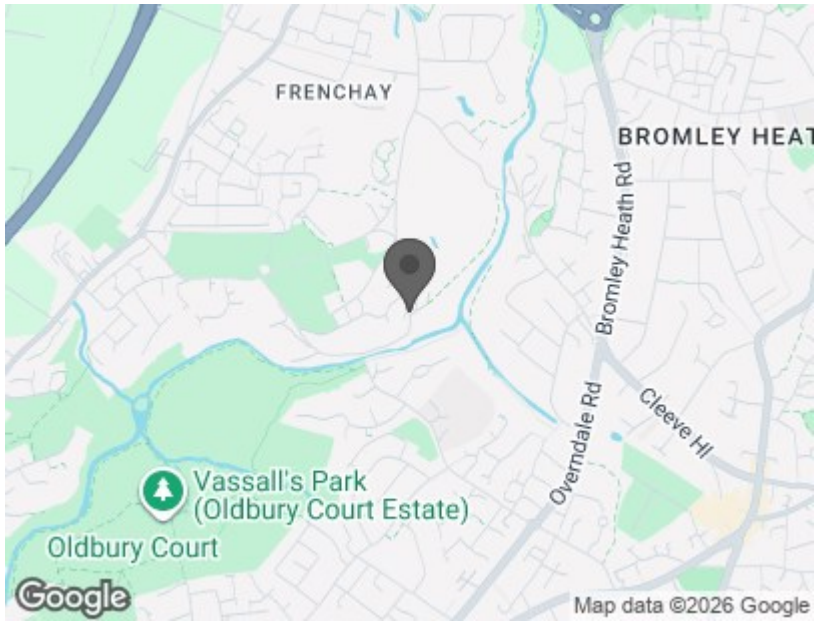
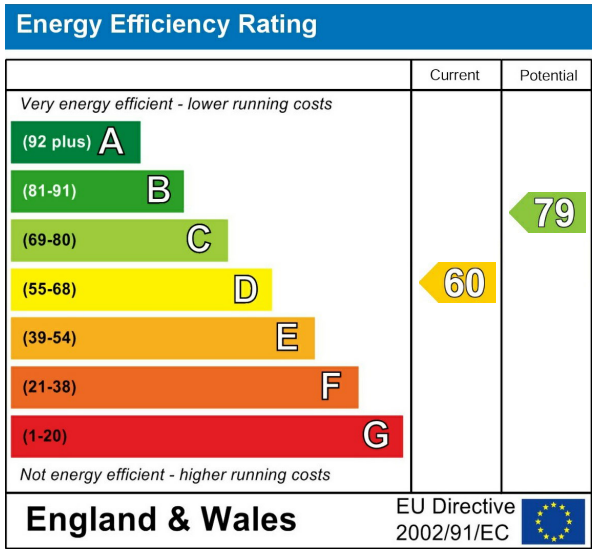
AREA MAP





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.

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M. Coleman
ESTATE AGENTS

FRENCHAY HILL

FRENCHAY, BRISTOL, BS16 1LU

PRICE GUIDE £250,000

1 1 1 D

Ground Floor

Lounge
9'11" x 9'11"

Kitchen
9'9" x 7'1"

Cellar
13'2" x 7'0"

First Floor

Bedroom
10'5" x 10'5"

Shower Room
8'2" x 6'7"

External

Front Garden

Off Road Parking

NO ONWARD CHAIN

M Coleman Estate Agents are delighted to offer for sale this charming one-bedroom period cottage, occupying a coveted position in the heart of the picturesque Frenchay Village.

Brimming with character and beautifully presented throughout, this attractive home offers an opportunity to acquire a slice of village life whilst remaining conveniently close to Bristol's excellent transport links and amenities.

The welcoming lounge is full of warmth and charm, featuring engineered oak flooring, a striking stone fireplace with inset wood-burner, period-style radiator and LED downlighting, creating an inviting living space. The stylish fitted kitchen has been thoughtfully designed with a range of wall and base units complemented by solid oak worktops, integrated oven and hob and space for additional appliances. A trap door provides access to a useful cellar, offering excellent storage or potential for a variety of uses.

To the first floor, the double bedroom showcases a vaulted and beamed ceiling, exposed stone chimney breast, built-in storage and sash-style window overlooking the front aspect. The shower room continues the cottage's characterful appeal, featuring a vaulted ceiling, modern white suite, mains-fed shower and a cupboard housing the combination boiler with plumbing for a washer/dryer.

Externally, the property enjoys a front garden bordered by natural stone walling and laid to flagstone paving, providing the perfect spot for outdoor seating. A particularly valuable feature is the private driveway, offering off-street parking for one vehicle.

Frenchay is renowned for its village atmosphere, beautiful Common and scenic walks along the River Frome. With excellent access to Bristol City Centre, the Ring Road and motorway networks, this delightful cottage successfully combines period charm with modern convenience in one of the area's most sought-after locations.