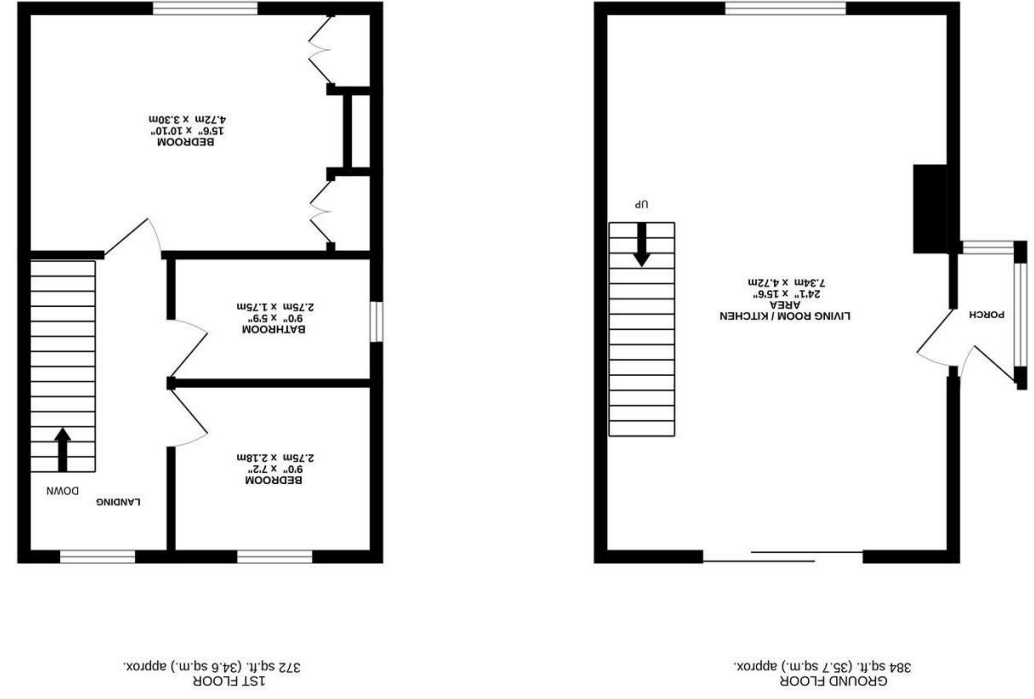




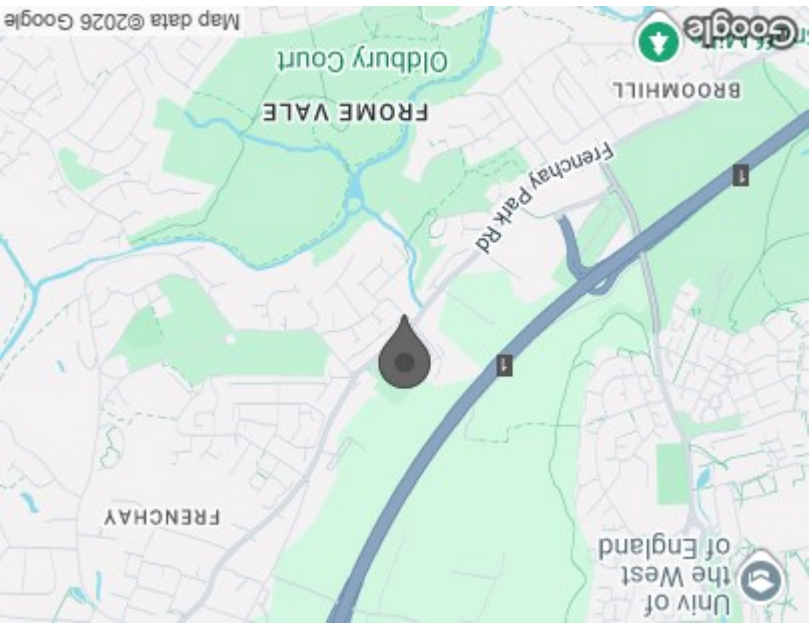
FLOOR PLAN



What every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, rooms and open areas 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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TOTAL FLOOR AREA: 756 sq.ft. (70.3 sq.m.) approx.

AREA MAP



Energy Efficiency Rating	
Potential	86
Current	69
<p>England & Wales EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	

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 firm 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 firm employment has the authority to make or give any representation or warranty in respect of the property.



FROOMSHAW ROAD
FRENCHAY, BRISTOL, BS16 1JP

£300,000





GROUND FLOOR

Entrance Porch

Open Plan
Kitchen/Lounge/Dining
Room

24'0" x 15'5"

FIRST FLOOR

Landing

Bedroom One

15'5" x 10'9"

Bedroom Two

9'0" x 7'1"

Bathroom

9'0" x 5'8"

OUTSIDE

Front Garden

Rear Garden



NO ONWARD CHAIN

Located in the popular area of Frenchay, M Coleman Estate Agents are delighted to bring to the market this end of terrace home boasting two bedrooms. A property we feel will appeal to an array of potential buyers from those looking to take their first step on the property ladder to those looking to downsize.

The entrance porch gives access to a well-proportioned open plan lounge/kitchen/dining room which has stairs rising to the first floor. The dual aspect room is laid out with the lounge area to the front with a decorative stone chimney and media stand. To the rear is the kitchen/dining area where patio doors give access to the garden. The kitchen is designed to maximise the available space with a range of wall and base units; plus space for a cooker and plumbing for a washing machine.

The first floor accommodation comprises two bedrooms, the larger of the two benefitting from fitted wardrobes. The family bathroom has a white three piece suite with a mixer shower over the bath and an obscured double glazed window to the rear elevation.

Externally the well-tended and fully enclosed rear garden has been thoughtfully planted creating a little oasis of peace and calm. There is a paved patio, lawn and useful storage shed. To the front is another lawn bordered with stone walls.

The property is situated close to the open green spaces of Begbrook Green Park, Snuff Mills and Stoke Park Estate yet is located perfectly for the busy commuter with easy access to the motorway networks of the M32/M4 and M5, bus routes, Begbrook Metro bus stop and Bristol Parkway Railway Station being less than 3 miles distant.

