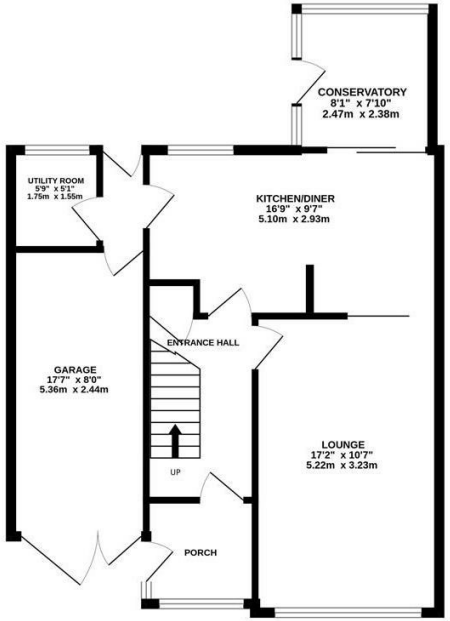
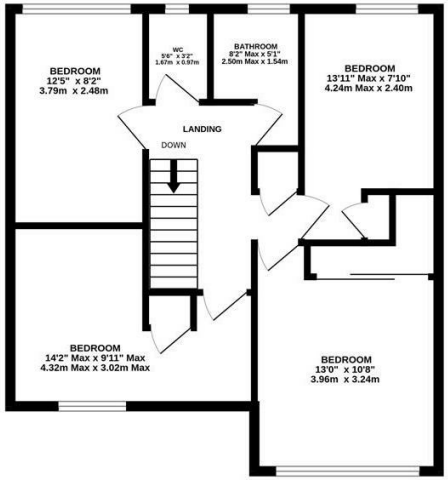
FLOOR PLAN

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



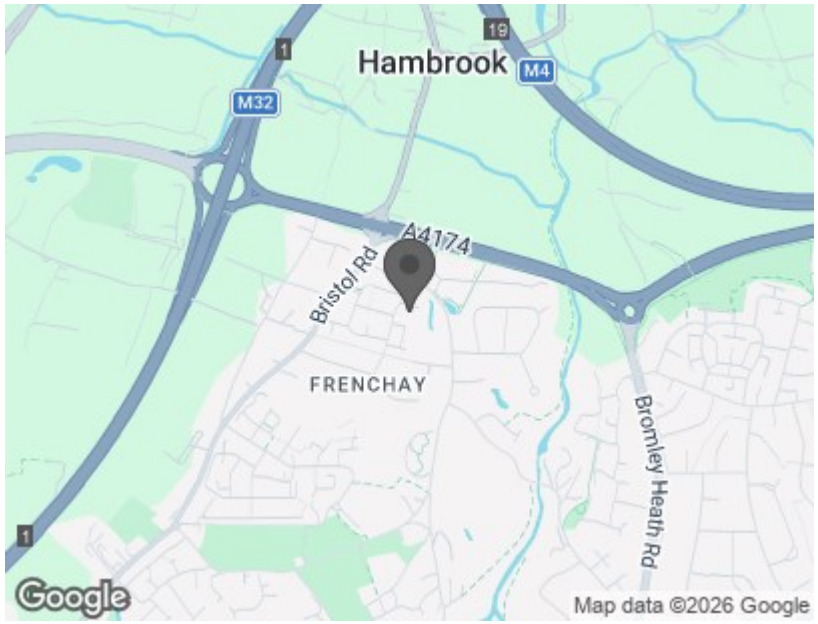
1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.

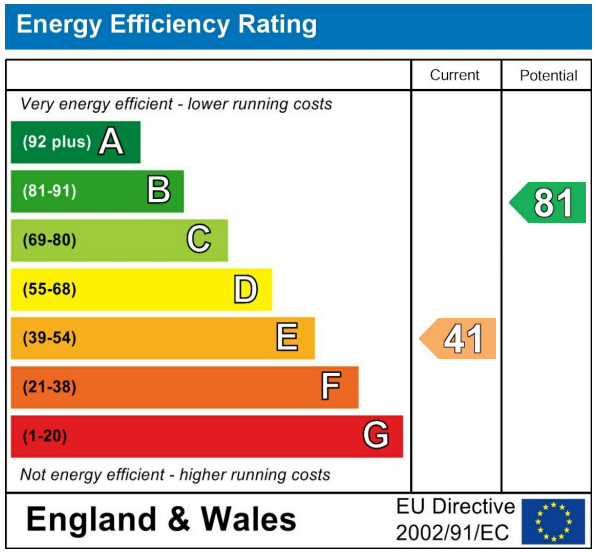


TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

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.



MANOR PLACE

FRENCHAY, BRISTOL, BS16 1PS

OFFERS OVER £375,000

4 1 1 E













GROUND FLOOR

Entrance Hall

Lounge
17'2 x 10'7

Kitchen/Dining Room
16'9 x 9'7

Utility/Cloakroom
5'9 x 5'1

FIRST FLOOR

Landing

Bedroom
13'0 x 10'8

Bedroom
14'2 max x 9'11 max

Bedroom
12'5 x 8'2

Bedroom
13'11 max x 7'10

Bathroom
8'2 max x 5'1

WC
5'6 x 3'2

OUTSIDE

Front Garden

Garage
17'7 x 8'0

Driveway

Rear Garden

NO ONWARD CHAIN

M. Coleman Estate Agents are delighted to present this well-appointed four bedroom mid-terrace home situated on the ever popular Manor Place, Frenchay.

The ground floor welcomes via a handy porch into a bright hallway where stairs lead to the first floor. Located at the front of the property, the lounge boasts a double-glazed picture window that bathes the room in natural light and parquet style flooring. A sliding door gives access to the kitchen/dining room offering an excellent space for families. The kitchen is fitted with a range of wall and base units with space for a hob and fridge freezer. Patio doors provide a seamless connection to conservatory overlooking the rear garden. A rear lobby leads to the garden, garage and a practical utility room complete with WC, Belfast-style sink and space for laundry appliances.

To the first floor are four well-balanced bedrooms with three benefiting from built-in storage. The principal bedroom enjoys pleasant front facing views and fitted wardrobes, while the remaining bedrooms provide flexible accommodation for growing families, guests or home working. A family bathroom and separate WC offer scope for reconfiguration, subject to any necessary consents.

Externally, the property enjoys attractive gardens to both front and rear. Mature shrubs, trees and established planting create a pleasant setting, while the enclosed rear garden offers a lawn and patio area perfect for outdoor dining and relaxation. A driveway provides off-street parking and leads to the integral garage.

Frenchay remains one of North Bristol's most desirable locations, offering a village-like atmosphere with excellent access to open green spaces of the Common, the Frome Valley Walkway and Frenchay Moor. Highly regarded schools, convenient transport links and proximity to Bristol city centre and major employers further enhance its appeal for families and professionals alike.











