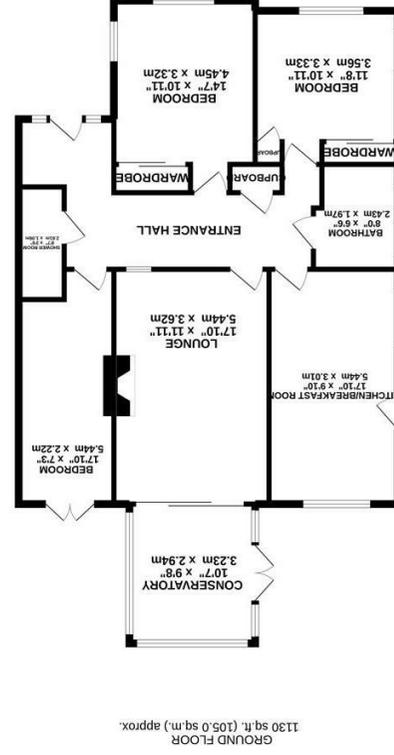


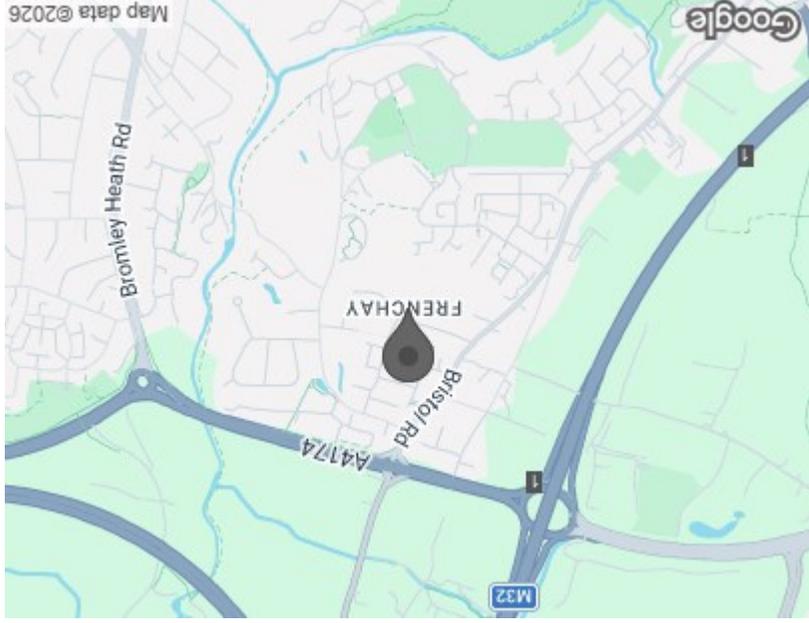
FLOOR PLAN



TOTAL FLOOR AREA: 1130 sq ft (105.0 sq m) approx.
 Measurements were taken from the centre of the rooms. Considerable variations in room sizes and other dimensions are expected and no responsibility is taken for any errors or omissions. These plans are prepared and issued on behalf and for the prospective purchaser. The purchaser, tenants and other parties should refer to the actual drawings and specifications. These plans are prepared and issued on behalf and for the agent. Made with AutoCAD 2022



AREA MAP



Energy Efficiency Rating	
Potential	83
Current	66
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
Not energy efficient - higher running costs	

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 be held responsible for any errors or omissions. The purchaser, tenants and other parties should refer to the actual drawings and specifications. These plans are prepared and issued on behalf and for the agent. Made with AutoCAD 2022



MALMAINS DRIVE
FRENCHAY, BRISTOL, BS16 1PQ
PRICE GUIDE £600,000





GROUND FLOOR

Entrance Hall

Lounge

17'10" x 11'10"

Conservatory

10'7" x 9'7"

Kitchen/Breakfast Room

17'10" x 9'10"

Bedroom One

14'7" x 10'10"

Bedroom Two

11'8" x 10'11"

Bedroom Three

17'10" x 7'3"

Family Bathroom

7'11" x 6'5"

Shower Room

8'6" x 3'5"

OUTSIDE

Front Garden

Off Street Parking

Rear Garden



NO ONWARD CHAIN

Nestled in the sought after area of Malmains Drive in Frenchay, Bristol, this charming detached bungalow offers a delightful blend of comfort and convenience. The property is positioned in a generous plot with ample off street parking to the front and a stunning south facing garden to the rear making it the perfect choice for those looking to downsize within this welcoming neighbourhood.

Upon entering, the hallway gives access to all rooms and benefits a handy storage cupboard. The spacious lounge is located to the rear of the property and provides a warm and inviting atmosphere with a feature fireplace, ideal for relaxation or entertaining guests. Patio doors lead to a conservatory overlooking the garden.

The heart of the home is the kitchen dining room, which is designed to be both functional and sociable. The kitchen offers a range of wall and base units completed with white high gloss doors and brushed stainless steel handles. Integrated appliances include a fridge/freezer and dishwasher, plus there is space for an electric cooker and undercounter space for a washer dryer.

This bungalow boasts two bathrooms, the main family bathroom benefits a four piece fully tiled suite, plus a separate three piece shower room, ensuring ample facilities for all residents and visitors and enhancing practicality of everyday living.

Outside, the property features off-road parking for several vehicles, a valuable asset in this desirable location. To the rear is an impressive south facing garden laid predominately to level lawn and a paved patio adjacent to the conservatory. Additionally, there is the added bonus of a summer house and greenhouse.

Frenchay is located approximately 4 miles North East of the City and offers excellent transport links via the M32, M4, M5 corridor, plus the metro bus stop is a short walk away making it a perfect choice for those looking to enjoy the best of both suburban tranquillity and urban convenience.

