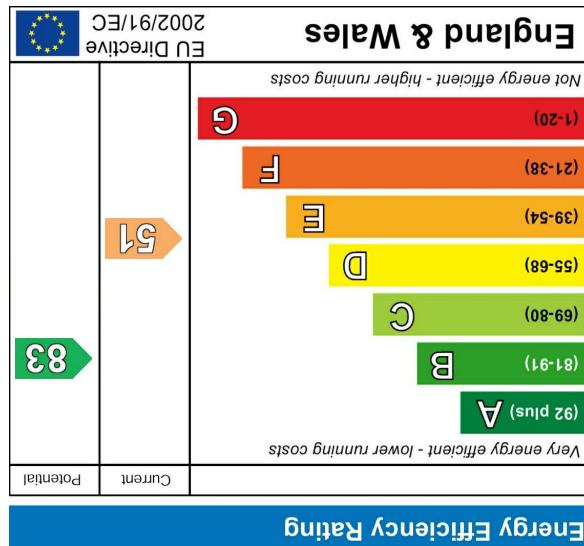
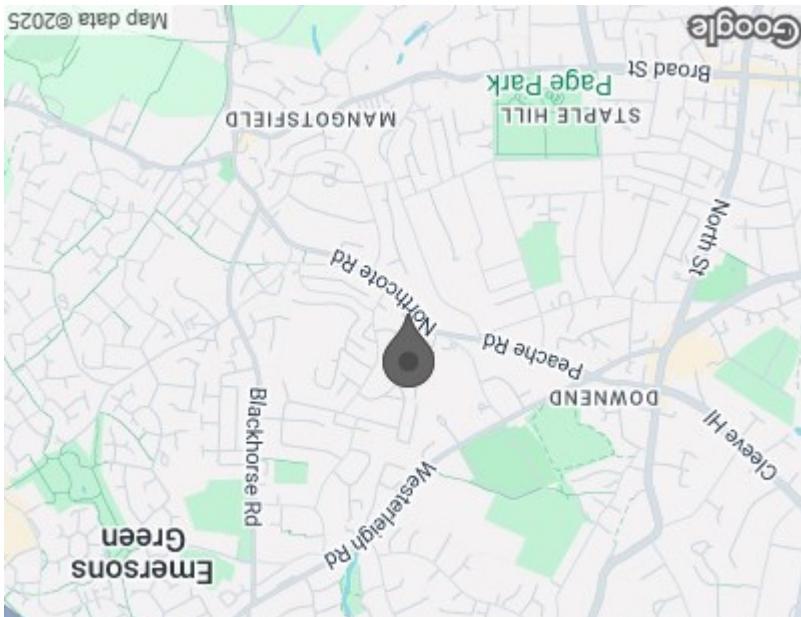


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms

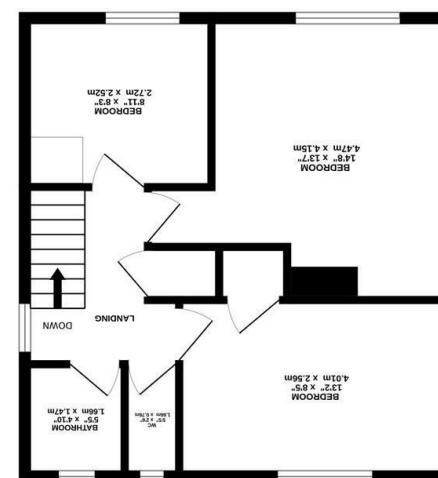
employment has the authority to make or give any representation or warranty in respect of the property.



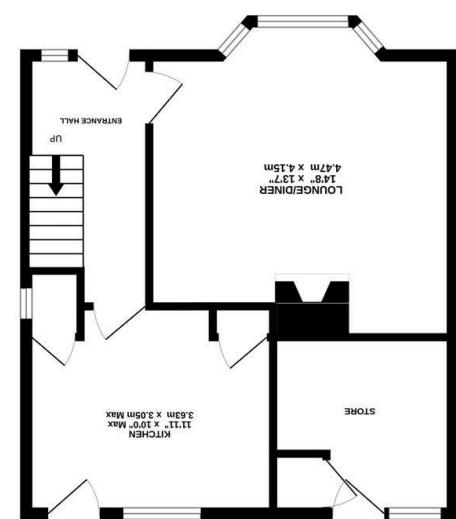
AREA MAP



457 sq.ft. (42.4 sq.m.) approx.
GROUNDFLOOR



451 sq.ft. (41.9 sq.m.) approx.
1ST FLOOR



457 sq.ft. (42.4 sq.m.) approx.
GROUNDFLOOR

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan, it should be used as a guide only. Measurements of doors, windows, rooms and other areas are approximate and responsibility is taken for any errors, omissions or inaccuracies. This plan is to show approximate positions only and should be used as such by any prospective purchasers. The plan is to show approximate positions only and should be used as such by any prospective purchasers. This plan is to show approximate positions only and should be used as such by any prospective purchasers. The plan is to show approximate positions only and should be used as such by any prospective purchasers. This plan is to show approximate positions only and should be used as such by any prospective purchasers. The plan is to show approximate positions only and should be used as such by any prospective purchasers. The plan is to show approximate positions only and should be used as such by any prospective purchasers. The plan is to show approximate positions only and should be used as such by any prospective purchasers.

STATEMENTS
Coleman

M.
Coleman
ESTATE
AGENTS



NORTHCOTE ROAD
DOWNEND, BRISTOL, BS16 6AR
OFFERS OVER £300,000





Ground Floor
Entrance Hall

Lounge
14'8 x 13'7

Kitchen
11'11 x 10'0

Store

First Floor

Landing

Bedroom
14'8 x 13'7

Bedroom
13'2 x 8'5

Bedroom
8'11 x 8'3

Bathroom
5'5 x 4'10

WC
16'4" x 16'4" x 6'6" x 19'8"

External

Rear Garden

Front Garden

Off Road Parking



NO ONWARD CHAIN!

M Coleman Estate Agents are pleased to offer to the market this three bedroom semi detached property; a home we believe could be the perfect opportunity for those looking to take their first step onto the property ladder and would appeal to many other prospective purchasers.

The accommodation on offer is spacious throughout and has a well proportioned lounge with a double glazed bay window to the front elevation creating a light and airy feel. The kitchen is situated to the rear of the property giving access to the garden. There are a range of wall and base units finished with wood effect doors and granite effect worktops.

Integrated appliances include an oven, hob, extractor and undercounter fridge freezer plus space for a washing machine.

There are also two additional storage cupboards.

We are sure you will be pleasantly surprised with the size of the first floor rooms. Accessed from a landing are three bedrooms, two of which are two doubles in size with the third being a spacious single. The fully tiled bathroom has a white suite including a bath and basin, there is a separate wc and both have obscured double glazed windows. These rooms offer the scope to potentially be combined to create one larger bathroom.

The rear garden is a generous and private space enclosed predominantly by mature hedging. There is a patio, ideal for outdoor dining and entertaining, along with a lawn, greenhouse and timber shed. Additionally there is a further store which is part of the house and has the potential to create a larger kitchen. Bounded by a low level wall the front has a lawn, a gated drive offering off road parking and a path to the front door.

The high Streets of Mangotsfield and Downend amenities are both less than one mile distant, additionally the property boasts proximity to local schools, bus routes, to the City Centre as well as easy access to the motorway networks and Parkway Station, perfect for the busy commuter.

