



HARFORD DRIVE
FRENCHAY, BRISTOL, BS16 1NW
ASKING PRICE £235,000





GROUND FLOOR

Communal Entrance

FIRST FLOOR

Porch

Hall

Living Room

17'7 x 12'3

Kitchen

10'9 x 7'0

Bedroom One

12'3 x 12'0

Bedroom Two

13'9 x 8'8

Shower Room

8'2 x 6'8

Balcony

10'2 x 4'11

Utility/Store

OUTSIDE

Garage

NO ONWARD CHAIN

A delightful and spacious two bedroom purpose built apartment occupying a pleasant position within the highly sought after location of Frenchay.

Situated on the first floor and offering flexible accommodation, the entrance door opens to a porch which in turn leads to the hallway and gives access to two double bedrooms, shower room, kitchen, lounge and two useful storage cupboards.

The lounge is a bright, airy room with a large double glazed window to the rear elevation offering wonderful green views and a glazed door to the balcony.

Following simple clean lines and thoughtfully arranged, the kitchen has a range of wall and base units finished with wooden doors. Integrated appliances include an electric oven and hob plus space for a freestanding fridge freezer and slim line dishwasher.

Both of the bedrooms are well proportioned doubles and benefit from large double glazed windows which flood the rooms with light plus built-in wardrobes fitted by Sharps.

The shower room is fully tiled and fitted with a white suite including a mains plumbed, walk in shower.

The balcony which leads from the lounge has a tiled floor and gives access to a utility room with space and plumbing for both a washing machine and tumble dryer.

Externally the property benefits from well-tended communal gardens, unallocated off road parking and a larger than average garage in a rank opposite the development.

The property is perfectly located for the open green space of Frenchay Common and charming walks along the River Frome.

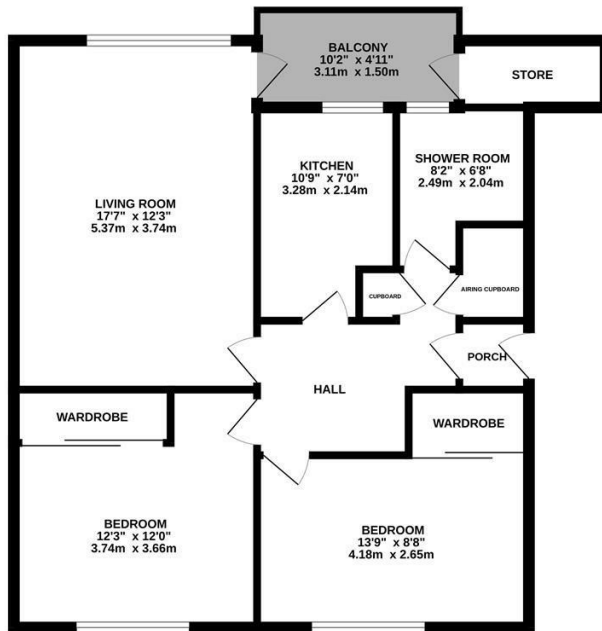
There is also easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station less than 10 minutes drive and the shopping centres at

Abbeywood, Emersons Green and Downend less than 3 miles distant offering supermarkets, chemist, restaurants, cafes and other local shops.



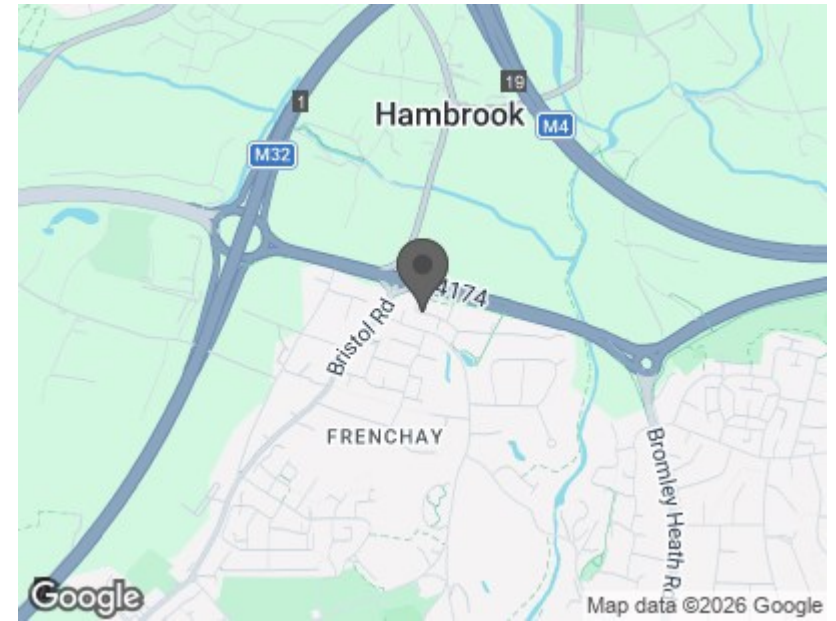
FLOOR PLAN

FIRST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA - 748 sq.ft. (69.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2026

AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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