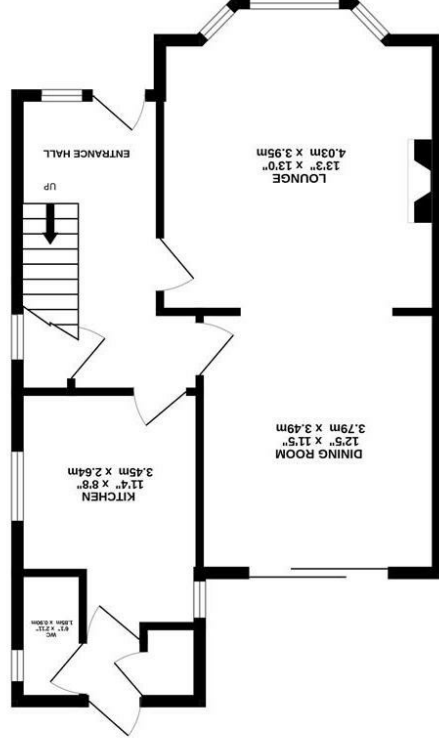
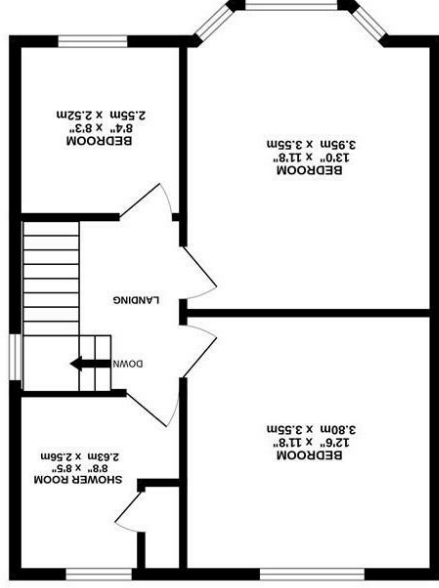


FLOOR PLAN

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for business 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 Mapbox COGS

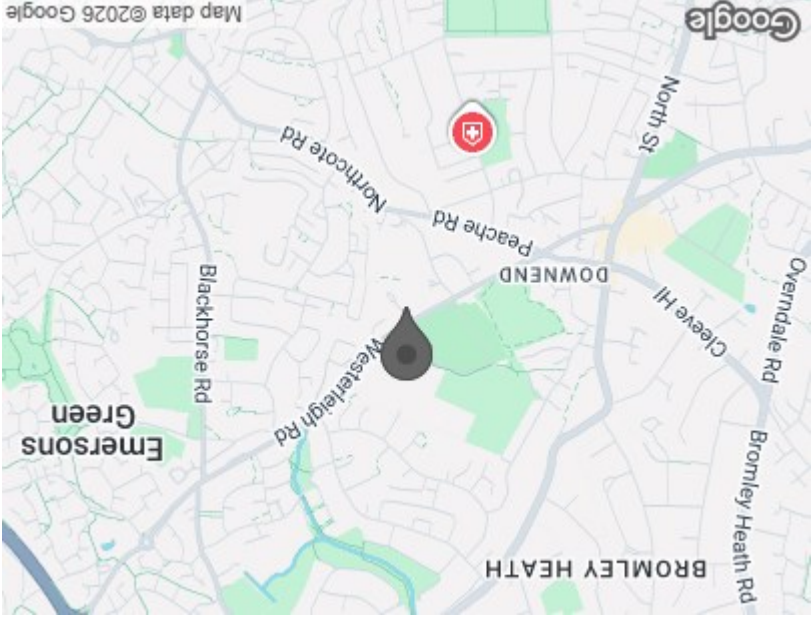
TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.



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

AREA MAP



England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating	Potential	81
	Current	53
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		



WOODHALL CLOSE
DOWNEND, BRISTOL, BS16 6AJ
£425,000





Entrance

Hallway

Lounge

13'3 x 13'0

Dining Room

12'5 x 11'5

Kitchen

11'4 x 8'8

WC

Landing

Bedroom One

13'0 x 11'8

Bedroom Two

12'6 x 11'8

Bedroom Three

8'4" x 8'3"

Shower Room

8'8 x 8'5

Outside

Front Garden

Garage

Rear Garden

NO ONWARD CHAIN

M Coleman are delighted to present to the market this charming three-bedroom semi-detached home, situated in a quiet cul-de-sac location.

Upon entering the property, you are welcomed by a bright and inviting hallway providing access to all ground floor rooms. The spacious lounge is light and airy, featuring a double-glazed bay window to the front elevation and a stone feature fireplace with wooden mantle, offering the potential for use as an open fire. The lounge flows seamlessly into the attractive dining room which benefits from sliding patio doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base units, a stainless steel sink unit, and benefits from a double-glazed window to the side elevation. There is space for a fridge/freezer, plumbing for a washing machine, and an electric cooker point. An additional door leads to a convenient downstairs WC and a separate room housing the floor-mounted boiler.

To the first floor are three generously sized bedrooms, each enjoying an abundance of natural light. The modern bathroom is partially tiled and comprises a double shower cubicle with electric shower, pedestal wash hand basin, and low-level WC.

Externally, the property offers a driveway providing off-road parking for several vehicles, leading to a single garage with an up-and-over door. The front garden is mainly laid to lawn with attractive flower and shrub borders. The enclosed rear garden features a patio seating area, with the remainder laid to lawn and complemented by a lovely variety of mature flowers and shrubs.

This property is in what we believe to be reasonable walking distance to Downend High Street with a variety of shops, restaurants and coffee shops, good bus routes into the city centre, close to motorway networks and Parkway Station.

