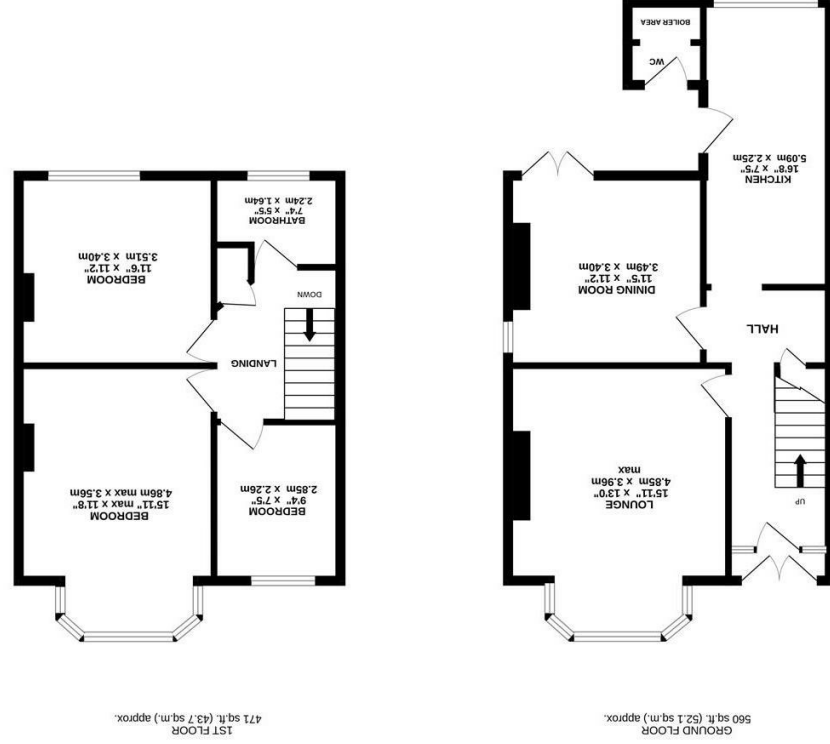


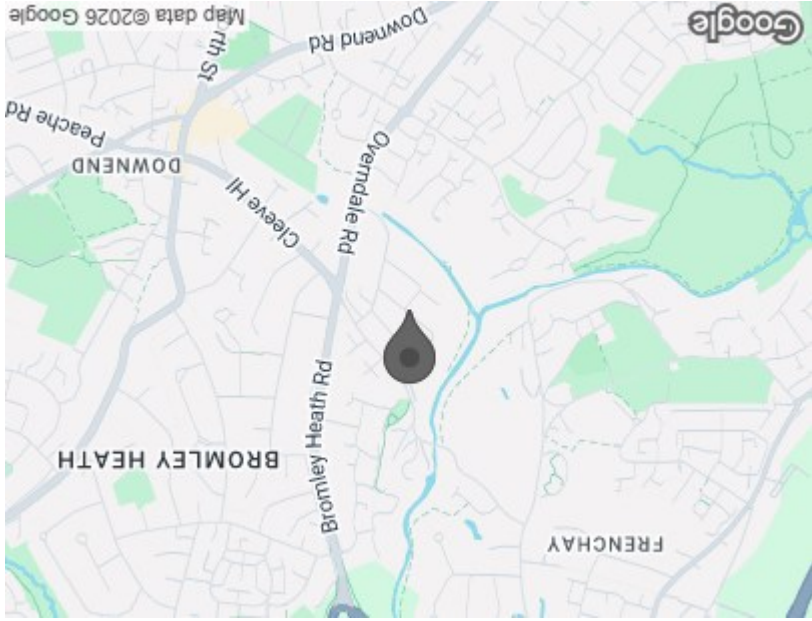


FLOOR PLAN



TOTAL FLOOR AREA: 1031 sq ft (95.8 sq.m.) approx.
 *These figures have been taken to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and other items are approximate and are intended to assist in the choice of furniture. They do not include the thickness of walls or the depth of built-in cupboards or kitchen units. The above figures are approximate and should be used as a guide only. Made with Metropac 02028.

AREA MAP



Energy Efficiency Rating	
Potential	85
Current	63
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	
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 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.



ROCKLAND ROAD
DOWNEND, BRISTOL, BS16 2SW
£475,000

3 1 2 D



Ground Floor

Porch

Hall

Lounge

15'10" max x 13'0"

Dining Room

11'5" x 11'1"

Kitchen

16'8" x 7'4"

WC

First Floor

Landing

Bedroom One

15'11" max x 11'8"

Bedroom Two

11'6" x 11'1"

Bedroom Three

9'4" x 7'4"

Bathroom

7'4" x 5'4"

External

Front Garden

Rear Garden

Drive

Garage

Occupying a desirable position and offered with NO ONWARD CHAIN, M Coleman are delighted to present this charming three bedroom halls adjoining semi-detached home; a property brimming with character and exciting potential.

Stepping through the attractive stained glass entrance door, you are welcomed into a traditional hallway where original parquet flooring immediately sets the tone for the accommodation beyond. Positioned to the front, the lounge enjoys a beautifully proportioned bay window that floods the room with natural light, creating a warm and inviting reception space. To the rear, the dining room provides the perfect setting for entertaining, enhanced by French doors opening onto the garden alongside a further side aspect window. The kitchen is fitted with a comprehensive range of wall and base units finished with sleek handleless high gloss doors, complemented by generous work surface space and a large window overlooking the rear garden. Integrated appliances include an eye level double oven and dishwasher with space for a fridge freezer and washing machine. A door leads to a covered rear area with access to a useful WC and boiler space.

To the first floor, the landing provides access to three bedrooms comprising two comfortable doubles and a well-proportioned single room. The bathroom is fully tiled and appointed with a white suite incorporating a low level WC, wash hand basin and bath with shower attachment over.

Externally, the property continues to impress with mature gardens to both the front and rear, thoughtfully landscaped with well stocked borders showcasing a variety of shrubs, plants and trees. The rear garden offers a patio seating area, shaped lawn, shed and personal access to the detached garage together with gated side access to the front. To the front, a driveway provides valuable off street parking and access to the detached single garage, all enclosed by a low level brick wall.

