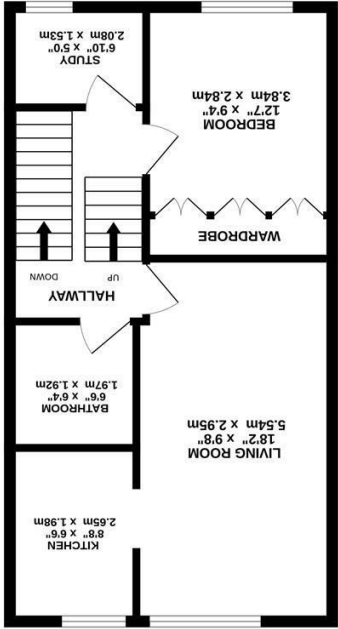




FLOOR PLAN

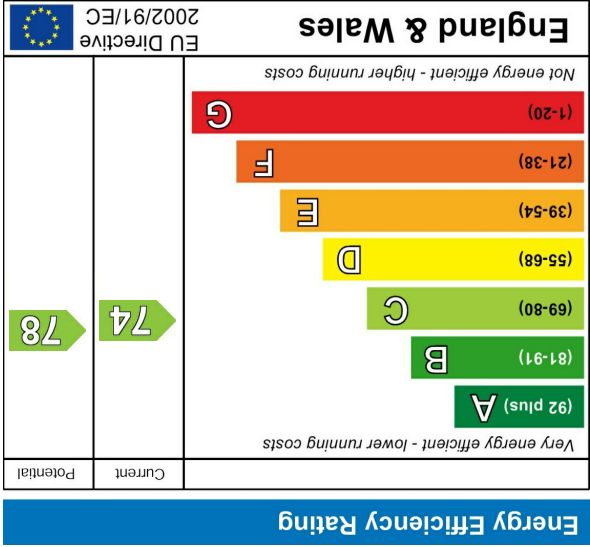
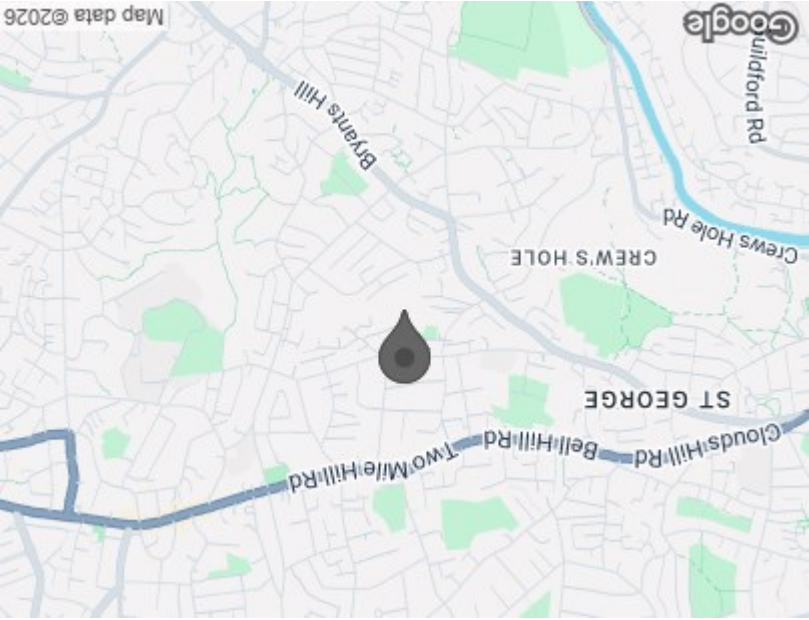


1ST FLOOR
207 sq ft (19.1 sq m) approx.

2ND FLOOR
257 sq ft (23.9 sq m) approx.

These energy ratings have been calculated using the standardised methodology set out in the Energy Rating Scheme for Buildings (ERSB) and are based on the best available information. The energy rating is a guide only and should not be used as a guarantee of performance. The energy rating is based on the best available information and is not a guarantee of performance. The energy rating is based on the best available information and is not a guarantee of performance.

AREA MAP



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



MEG THATCHERS GREEN
ST GEORGE, BRISTOL, BS5 8ND
£200,000



1



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1



C



Entrance

Hall

Landing

Living Room

18'2 x 9'8

Kitchen

8'8 x 6'6

Bathroom

6'6 x 6'4

Bedroom

12'7 x 9'4

Study

6'10 x 5'0



M Coleman Estate Agents are delighted to present this superb purpose-built one bedroom maisonette, offering a wonderful opportunity for a wide range of buyers and available with no onward chain. Whether you are taking your first step onto the property ladder or looking to downsize, this charming home is sure to impress.

Accessed via a private front door, the property opens into a welcoming entrance hall with stairs rising to the first floor. The accommodation comprises a well-proportioned lounge/dining room, bathed in natural light from a large double glazed window to the rear, enjoying a pleasant green outlook.

From here, a doorway leads into the fitted kitchen, thoughtfully designed with a range of wall and base units finished with sleek white doors, contrasting black handles and attractive wooden veneer worktops. Tiled splashback complement the space, while a rear aspect window enhances the light-filled feel.

Integrated appliances include a hob and electric oven with additional space for a fridge freezer and plumbing for a washing machine. Also on this level is a contemporary bathroom, partially tiled with stylish concrete-effect tiles and fitted with a modern white three-piece suite, complete with shower over the bath. To the second floor, the property continues to impress with a generous double bedroom featuring fitted wardrobes alongside a further versatile room ideal as a study or dressing room.

Externally, the property benefits from a lockable storage cupboard, well-maintained communal gardens predominantly laid to lawn, and unallocated parking.

Situated within easy reach of the amenities of Kingswood High Street and St George, the property is ideally placed for commuters, with excellent public transport links providing convenient access to the city centre.

Our sellers have made enquiries with the freeholder and the lease can be extended either before or after sale, subject to negotiation.

Please enquire for further details.

