



**QUARRY ROAD**  
**FRENCHAY, BRISTOL, BS16 1LX**  
**ASKING PRICE £340,000**





## GROUND FLOOR

### Living Room

12'7" x 8'9"

### Kitchen

11'3" x 8'4"

## FIRST FLOOR

### Landing

### Bedroom One

10'6" x 9'1"

### Bedroom Two

8'4" x 6'7"

### Shower Room

5'2" x 4'1"

## OUTSIDE

### Garden

### Garden Room

11'6" x 9'7"

### Shed



M.Coleman Estate Agents are delighted to have the rare opportunity of offering this picturesque two bedroom detached cottage situated in the heart of the desirable village of Frenchay with delightful country walks to the Frome Valley Conservation area and Frenchay Common.

This charming home is typical of other traditional properties within the area having whitewashed elevations under a pitched tiled roof and the added bonus of an enclosed cottage garden. With stone walling, level lawn, mature borders, shed and summer house with solar powered lighting it is an ideal space to use all year round reveling in the views over the Frome Valley Conservation Area.

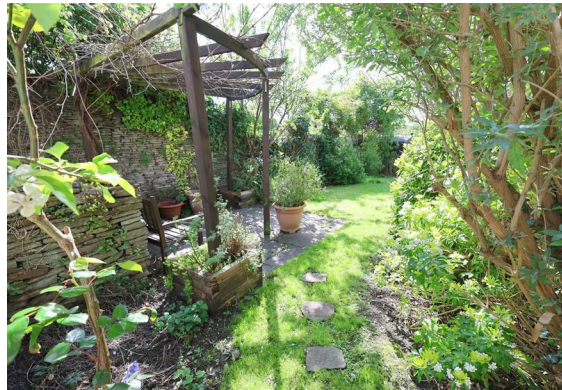
The ground floor accommodation comprises a lounge with stairs that give access to the first floor. A charming window seat looks out to the Frome Valley plus a door that leads to the garden.

The traditional style kitchen has a double glazed stable style door opening to the front and a range of wall and base units. Integrated appliances include an oven, hob and extractor with space for an under-counter fridge, freezer and washing machine. There are two bedrooms and shower room at first floor level.

The property benefits from double glazing throughout as well as gas central heating.

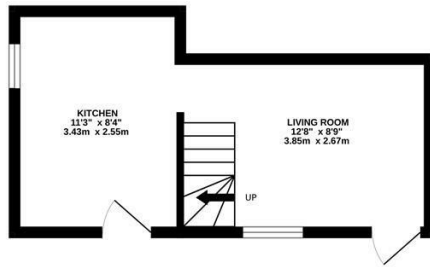
This delightful home truly has a feel of country living whilst being perfectly situated for the busy commuter within easy access to the motorway networks of the M32/M4 and M5, Bristol Parkway Railway Station less than three miles distant. The high street shops and amenities of Downend are within two miles.

Embrace a lifestyle, not just a home, in the charming village of Frenchay. This property places you at the heart of a vibrant community, known for its active resident groups dedicated to preserving the surrounding green spaces and upholding the village's wonderful character

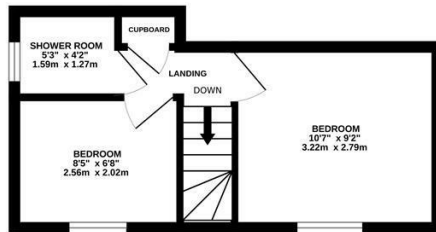


# FLOOR PLAN

GROUND FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



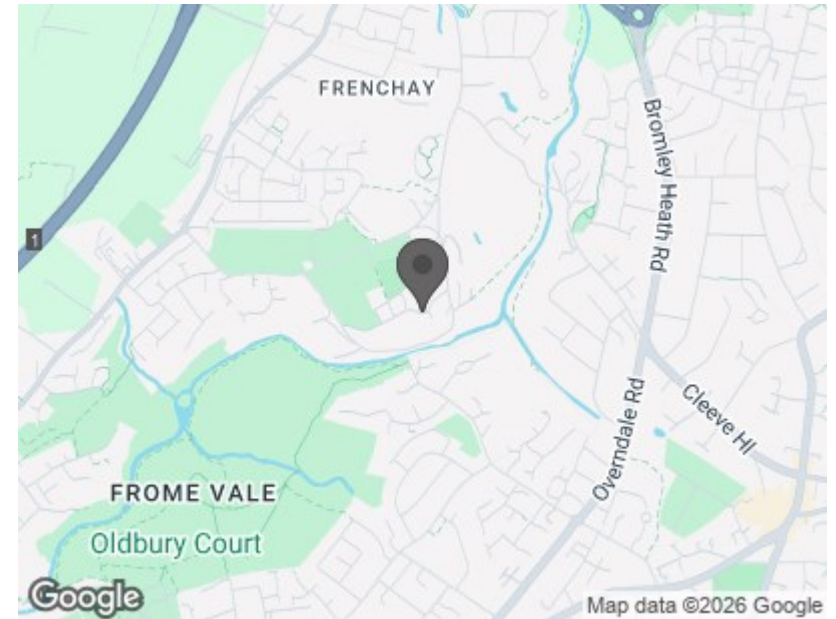
1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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# AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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