M. Coleman
ESTATE AGENTS

POPLAR ROAD

SPEEDWELL, BRISTOL, BS5 7TP

OFFERS OVER £300,000

2 1 2 D

GROUND FLOOR

ENTRANCE HALL

DINING ROOM
15'5" max x 11'7"

LOUNGE
15'1" x 11'3"

KITCHEN
11'3" x 7'4"

REAR LOBBY

BATHROOM
7'1" x 5'8"

FIRST FLOOR

LANDING

BEDROOM ONE
15'1" x 11'10"

BEDROOM TWO
15'1" x 11'5"

OUTSIDE

FRONT GARDEN

REAR GARDEN

A delightful two bedroom stone fronted cottage that has undergone recent upgrading to include full replastering, redecoration and new floor covering. Boasting high ceilings and some original features, this charming property offers a perfect blend of traditional character and modern comfort.

The welcoming entrance hall features an ornate arch that symbolises the Victorian architecture from the turn of the century.

The versatile open-plan living flows seamlessly and offer ample space to choose your dining and lounge areas. A fireplace gives the front room a warm cosy feel whilst the rear lounge benefits French doors that give access to the tranquil rear garden.

The kitchen houses a Shaker-style kitchen, thoughtfully designed to maximise space. Integrated appliances include an under counter oven, gas hob and extractor hood, plus there is space with plumbing for a washing machine. Rolled edge worktops and tiled splashbacks complete the room. A door leads to an inner lobby where there is a handy storage cupboard housing a fridge/freezer.

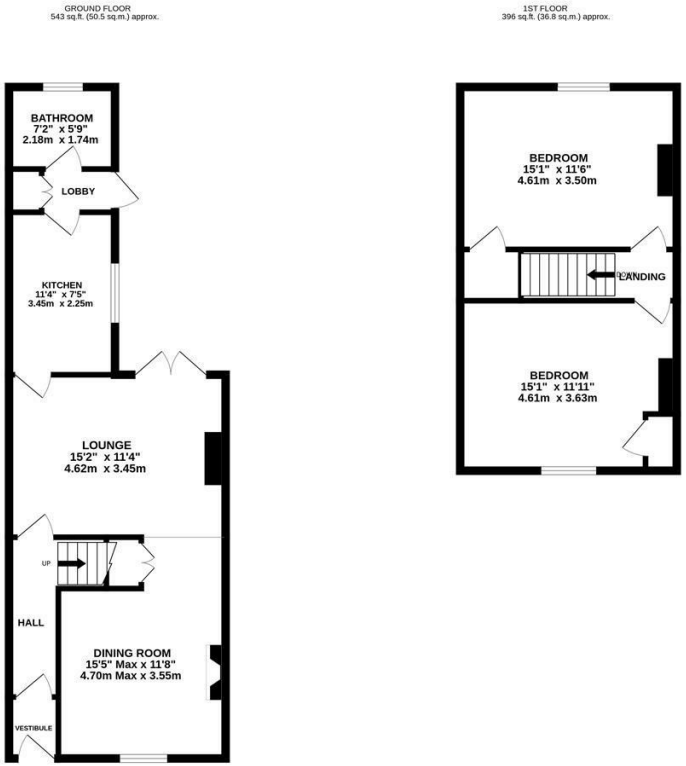
The ground floor also features a three-piece bathroom, complete with a bath with mixer shower, a wash basin and a WC, that has recently been re-tiled.

Upstairs, you'll find two generously sized double bedrooms, each with fitted cupboard providing ample storage space.

The rear garden is a true oasis, with various seating areas including decked and paved patios, plus an artificial lawn. Fully enclosed by brick walls and fencing, this peaceful retreat is perfect for unwinding after a long day.

Located equidistant to the High Streets of St George and Kingswood, you will find a selection of independent shops, cafes and eateries, plus public transport links, the Bristol Bath Cycle Path and St Georges Park are all nearby. We are confident this property will make an excellent first home for first time buyers and young families.

FLOOR PLAN



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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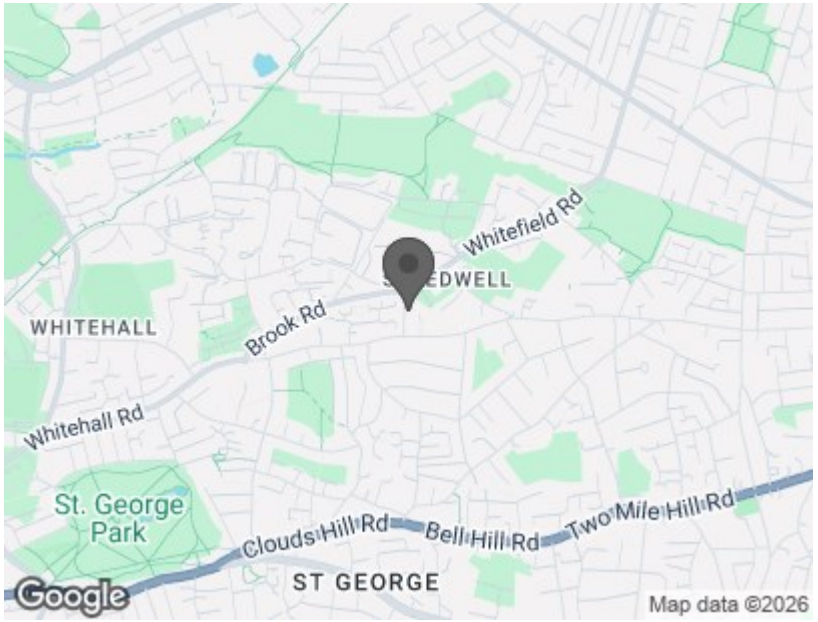
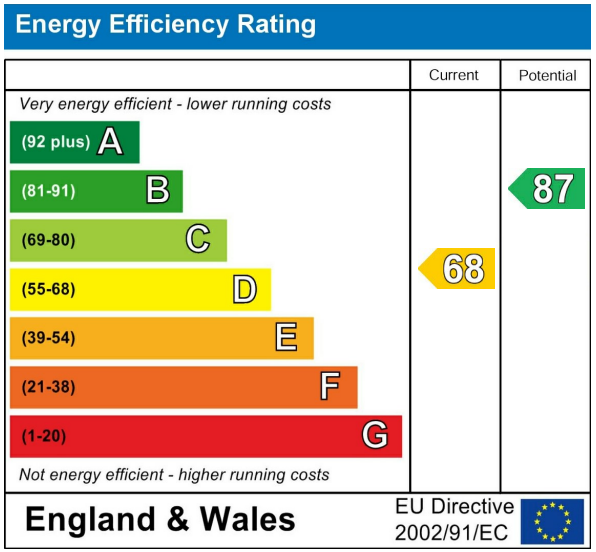
AREA MAP





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