



OVERNDALE ROAD
DOWNEND, BRISTOL, BS16 2RL
£450,000



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GROUND FLOOR

Entrance Hall

Lounge

14'9 x 13'1

Open Plan Kitchen/Dining Room

21'1 x 10'8

Cloakroom

5'10 x 5'9

FIRST FLOOR

Landing

Bedroom One

10'10 x 10'10

Ensuite Shower Room

6'2 x 3'10

Bedroom Two

13'8 x 8'10

Bedroom Three

9'11 x 8'5

Family Bathroom

6'11 x 5'5

OUTSIDE

Front Garden

Rear Garden

Off Street Parking x 2



NO ONWARD CHAIN

M.Coleman Estate Agents are delighted to offer For Sale this stunning three bedroom detached residence located in sought after Fishponds/Downend borders.

Boasting rooms of generous proportions and recently been redecorated throughout the ground floor comprises a welcoming entrance hallway which offers access to both the lounge and open plan kitchen/dining room with bi-folding doors to the rear garden.

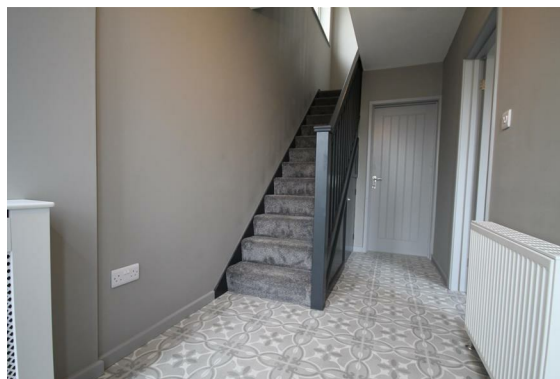
With perfect balance and simple, clean lines the kitchen, there are a range of wall and base units finished with Shaker style doors in a timeless deep blue; rose handles, Granite style work surfaces and vintage tiled splashbacks add a touch of luxury. Integrated appliances include an oven, electric hob, extractor hood, fridge freezer, dishwasher and washing machine. There is a door leading to a ground floor WC with a two piece white suite.

You will be pleasantly surprised at the size of the first-floor accommodation; there are three double size bedrooms the largest benefitting from an ensuite shower room. The modern family bathroom is partially tiled and has a white three-piece suite with mains plumber shower over the bath.

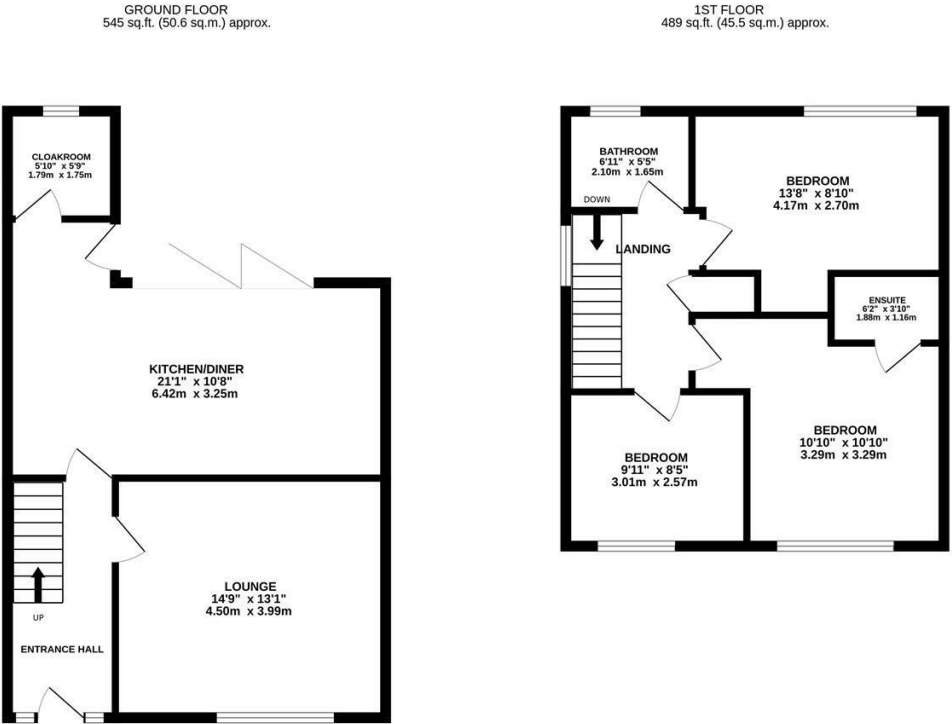
Externally the bi-folding doors open onto a paved patio area that leads to an artificial level lawn.

The garden is fully enclosed for the safety of young children and benefits a storage shed. The front is laid to concrete and shingle providing off street parking for two vehicles.

Located within what we believe to be a realistic walking distance to the high streets of Downend, Staple Hill and Fishponds and all the associated amenities; the property is approximately five miles from Bristol City Centre and provides easy access onto the Avon Ring Road and motorway networks.



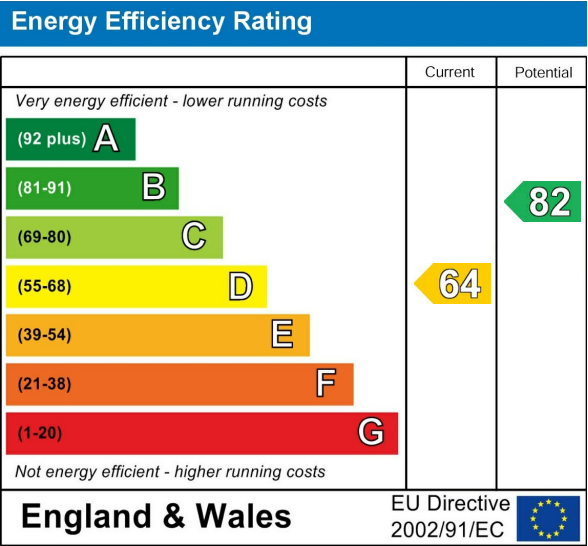
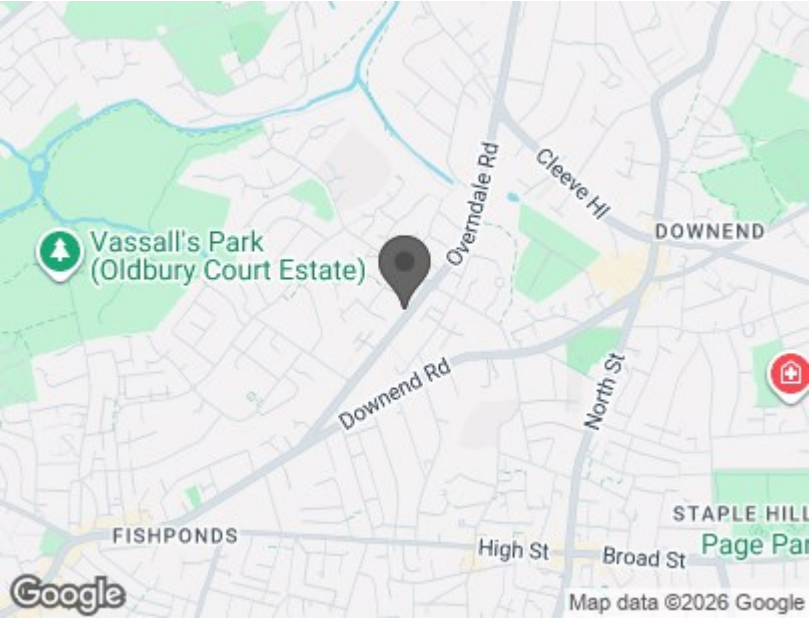
FLOOR PLAN



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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