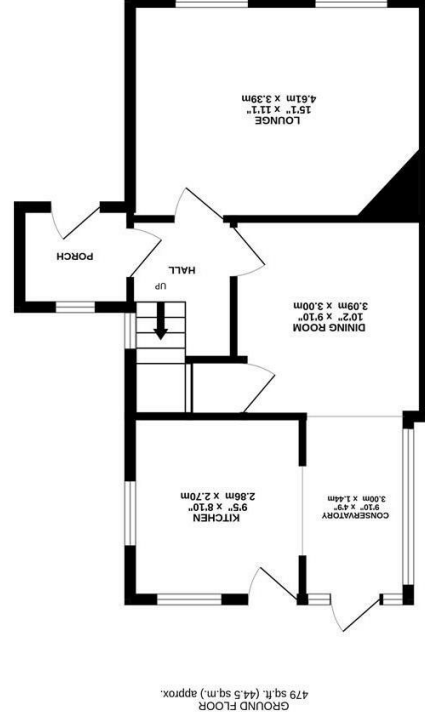
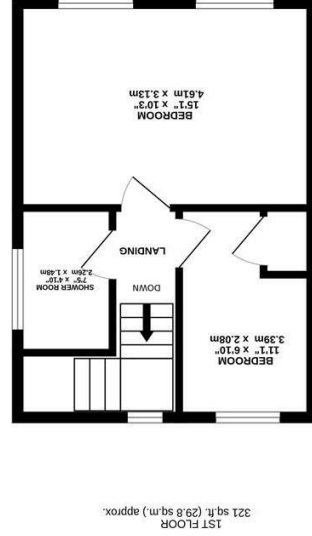




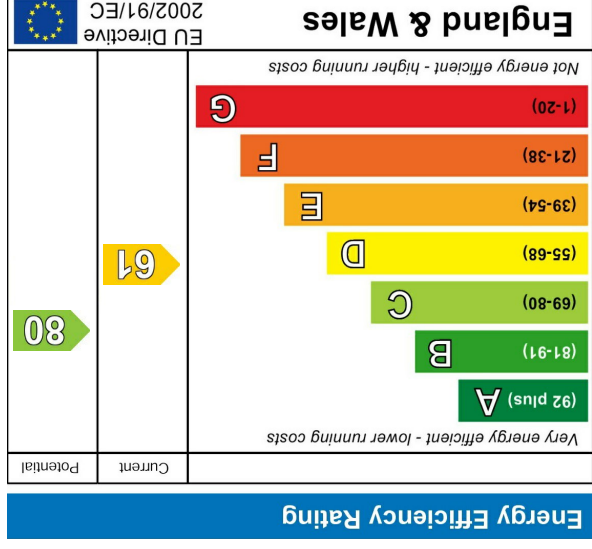
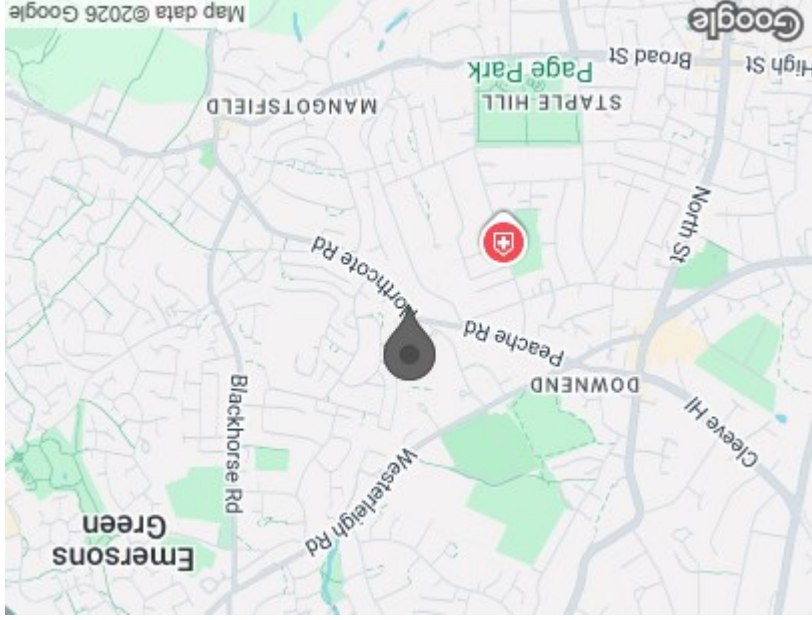
FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other measurements are not guaranteed. It is recommended that prospective purchasers visit the property to verify the accuracy of the floorplan. Measurements are not guaranteed. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. See EPC.



AREA MAP



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



NORTHCOTE ROAD
DOWNEND, BRISTOL, BS16 6AT

£340,000





Ground Floor

Entrance

Hallway

Lounge

15'1" x 11'1"

Dining Room

10'1" x 9'10"

Kitchen

9'4" x 8'10"

Conservatory

9'10" x 4'8"

First Floor

Landing

Bedroom

15'1" x 10'3"

Bedroom

11'1" x 6'9"

Shower Room

7'4" x 4'10"

Outside

Front Garden

Driveway

Rear Garden



M Coleman Estate Agents are thrilled to offer For Sale this extended 1930's semi detached house located equidistant to the High Streets of Downend, Staple Hill & Mangotsfield, all offering a range of local shops, larger supermarkets, cafes, public houses and associated amenities.

Upon entering, you are greeted by an welcoming porch that gives access to the hall. where doors lead to ground floor rooms. The lounge is located to the front of the property and boasts a living flame gas fire inset into the chimney, giving the room a warm and cosy feel to sit back and relax.

The dining room extends into a modern/kitchen breakfast room that offers a stylish space to prepare meals and entertain. Following simple clean lines and featuring a range of wall and base units finished with elegant grey Shaker style doors; wood block square edge worktops combine to lend this timeless style a contemporary twist. Integrated appliances add a touch of luxury and include an oven, hob, fridge freezer and washing machine. Two single doors lead to the garden flooding the kitchen with natural light, creating a bright and airy atmosphere.

Stairs give access to the first floor where you will find two bedrooms offering ample space for a small family or those in need of a home office. The modern shower room is well-appointed with a fully tiled white three piece suite. One of the highlights of this property is the larger than average south facing garden that is fully enclosed and laid predominantly to lawn, perfect for those with small children or grandchildren.

The space is ideal for enjoying the outdoors and is perfect for enjoying summer barbecues and gatherings. With off-road parking available for two vehicles and a further garden to the front, you'll never have to worry about finding a parking spot, a huge bonus in our busy City.

This home has served its current owners for 28 years who are moving to enjoy their retirement nearer to the coast.

