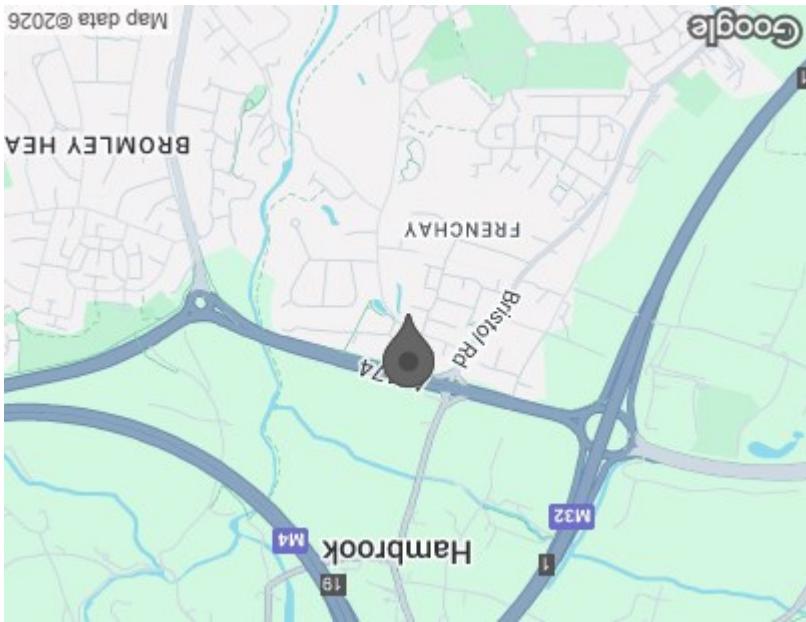
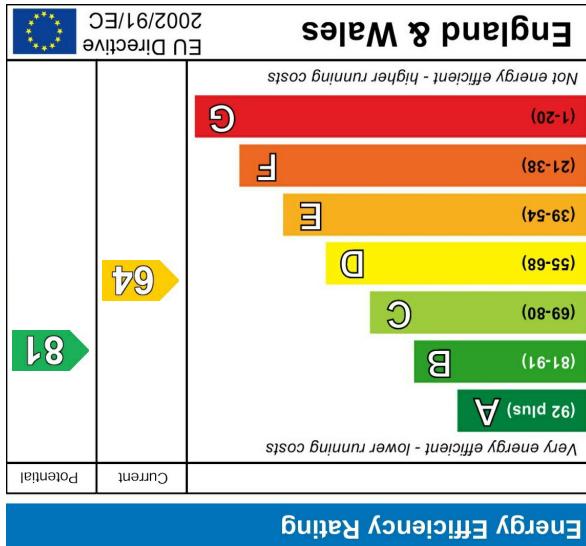


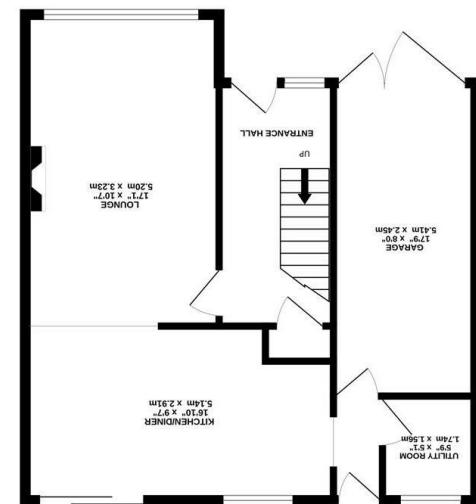
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms

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



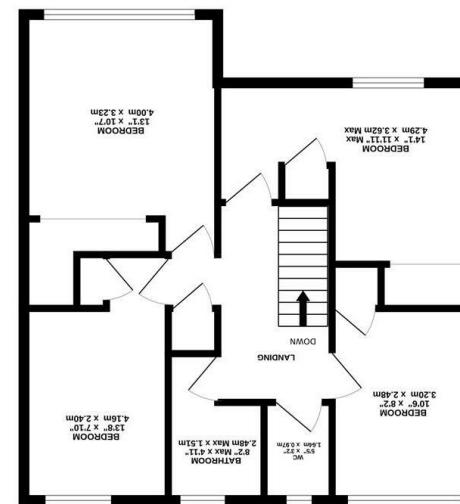
AREA MAP

600 sq.ft. (55.7 sq.m.) approx.
GROUND FLOOR



FLOOR PLAN

902 sq.ft. (83.0 sq.m.) approx.
1ST FLOOR



STATEMENTS
AGENTS
Coleman

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Please note that dimensions are measured on an 'as found' basis and any alterations to dimensions, doorways, windows and any other items are the responsibility of the purchaser. The agent's liability is limited to the replacement of the deposit if the property is not as described in the sales particulars.

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MANOR PLACE
FRENCHAY, BRISTOL, BS16 1PS
ASKING PRICE £485,000





GROUND FLOOR

Entrance Hall

Sitting Room

17'0" x 10'7"

Kitchen/Dining Room

16'10" x 9'6"

Rear Lobby

Utility & WC

5'8" x 5'1"

FIRST FLOOR

Landing

Bedroom One

13'1" x 10'7"

Bedroom Two

14'0" x 11'8"7"

Bedroom Three

10'5" x 8'1"

Bedroom Four

13'6"5" x 7'10"

Bathroom

8'1" x 4'11"

WC

5'4" x 3'2"

OUTSIDE

Front Garden

Rear Garden

Integrated Garage

17'8" x 8'0"

Garage in Rear Block

Off Street Parking for Several Vehicles



M Coleman Estate Agents are delighted to bring to market this semi detached home in the ever popular village of Frenchay. Boasting generous room proportions, ample off street parking and two single garages, we are confident this property will be attractive to families and professionals alike looking to secure a family home in this sought after location.

The ground floor offers an entrance hall with solid wood floors that extend into the lounge and dining area.

The lounge is located to the front of the property with a large picture window that floods the room with natural light and a gas fire and mantelpiece gives a cosy and warm feel to this room. Extending into the dining area and kitchen, patio doors and windows over look

the rear garden. The kitchen has been modernised with a range of wall and base units completed with shaker style doors and wood block work tops. Integrated appliances include an under counter oven, five ring gas hob and extractor hood and fridge. A handy breakfast bar is perfect for less formal meals.

Completing the ground floor accommodation is a utility/WC with space and plumbing for a washing machine and dishwasher. An inner lobby give access to the rear garden and integrated garage with power and light.

The first floor boasts four double size bedrooms all benefitting from a fitted wardrobe or cupboard space. The bathroom is fully tiled with a modern two piece suite comprising a bath with mixer shower over plus a separate WC.

Externally the property benefits gardens to the front, side and rear with a double drive allowing parking for up to four vehicles, plus an EV charging point.

The rear garden is fully enclosed by natural stone walls and timber lap fencing and the rear is bounded by a further single garage with personal door. This secure space is perfect for those with young children and is laid to paving, lawn and a decked seating area with pergola.

The village of Frenchay offers excellent transport links to the City, M32, M4 and M5.

