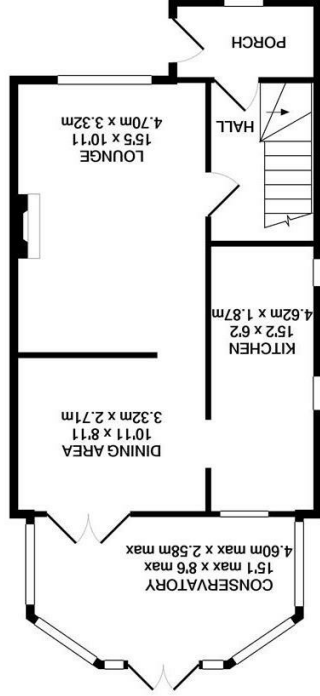
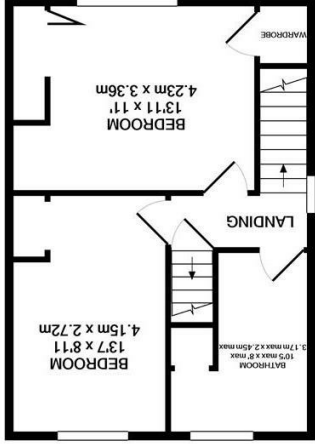




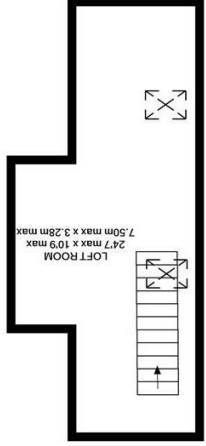
FLOOR PLAN



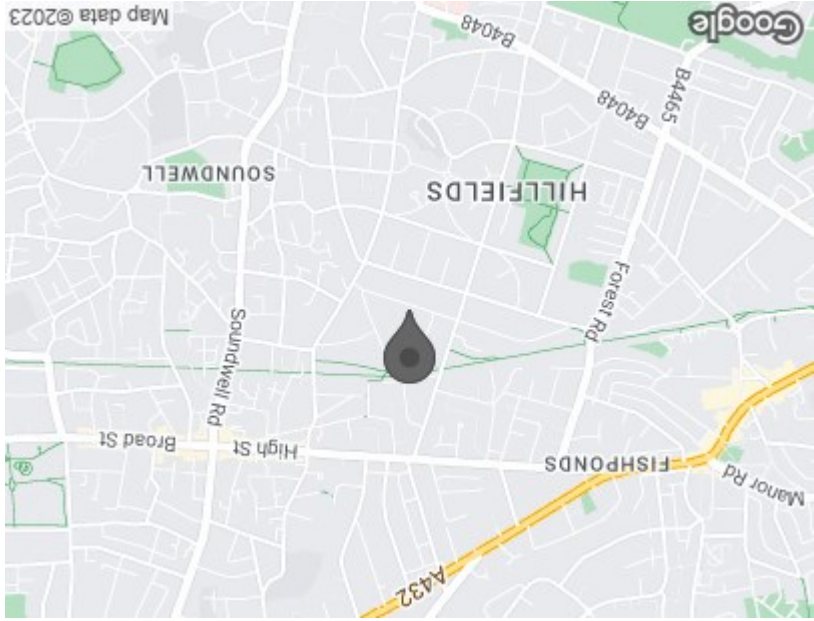
GROUND FLOOR
APPROX. FLOOR
AREA 567 SQ. FT.
(52.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ. FT.
(38.3 SQ.M.)
2ND FLOOR
APPROX. FLOOR
AREA 206 SQ. FT.
(19.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1185 SQ. FT. (110.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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	
Potential	83
Current	60
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20)
Not energy efficient - higher running costs	

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 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.



MARSHFIELD ROAD
FISHPONDS, BRISTOL, BS16 4JF
£260,000





Ground Floor

Porch

Hallway

Lounge

15'5 x 10'11

Dining Room

10'11 x 8'11

Kitchen

15'2 x 6'2

Conservatory

15'1 max x 8'6 max

First Floor

Landing

Bedroom One

13'11 x 11'

Bedroom Two

13'7 x 8'11

Bathroom

10'5 max x 8' max

Second Floor

Loft Room

24'7 max x 10'9 max

Outside

Rear Garden

Drive

Store



M Coleman Estate Agents are pleased to offer to the market this two bedroom end-terrace home. Benefitting from an additional loft room we believe it to be the perfect opportunity for those looking to take their first step onto the property ladder, for investors wanting to add to their rental portfolio or those wishing to put their own stamp on a property.

The accommodation on offer is spacious throughout and has a lounge with built in storage and a double glazed window to the front elevation creating a light and airy feel. There is a rounded arch leading to the dining room which has a doorway to the kitchen and glazed door into the conservatory which overlooks the garden. The traditional style kitchen has a range of wall and base units with space for a Range style cooker, washing machine and fridge freezer.

To the first floor are two bedrooms, both are well proportioned doubles and benefit from fitted wardrobes. The family bathroom is also a good size and has a three piece suite with an electric shower over the corner bath and an obscured double glazed window to the rear elevation. Additionally there is a door opening from the landing to stairs rising to a loft room on the second floor.

The rear garden is fully enclosed providing peace of mind for those with small children, there is a secluded patio laid to gravel and lawn with a garden shed and lean to style storage to the side.

The front of the property is predominantly laid to gravel with hedge borders offering off road parking for several vehicles.

The property is conveniently located to the amenities of both Fishponds and Staple Hill offering supermarkets, local shops, bars and cafes. Furthermore, there is easy access close by onto the Bristol to Bath Cycle Path for those that commute to Bristol city centre by bike or direct bus routes for public transport.

