

Gloucester Road, Patchway, Bristol, BS34 6NA

Asking Price: £435,000 Freehold

westcoast PROPERTIES

- Two Double Bedrooms
- Attractive Bay Windows
- Spacious Bungalow
- Larger Rear Garden
- Extension Potential STPP
- Driveway Parking
- Utility Room
- Excellent Transport Links
- EPC Rating E





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Description:
A two double bedroom bungalow offering fantastic potential and impressive curb appeal located in a cul-de-sac location, enhanced by two attractive bay windows to the front elevation that create a charming and aesthetically pleasing appearance.
Internally, the property offers two double bedrooms, a shower room, living room, dining room, kitchen, and utility room.
A particular highlight of the property is the larger-than-average rear garden, This generous outdoor space offers excellent potential for extension, subject to the necessary planning permissions, making it an ideal opportunity for growing families or those looking to create their long-term home.
To the front, the property benefits from a driveway providing valuable off-street parking.
Ideally situated on Gloucester Road in North Bristol, the property enjoys excellent access to major motorway networks, making it a great choice for commuters. The location also offers convenient access to Aztec West, a wide range of shopping facilities, local amenities, and public transport links.
EPC Rating E.



Accommodation:
Entering via the entrance porch, a door leads into the entrance hallway. Bedroom One is positioned to the front of the property and enjoys a large bay window, while Bedroom Two overlooks the rear garden. The shower room is fitted as a wet room, comprising a shower area, wash hand basin set within a vanity unit, low-level W/C, fully tiled walls, and a window to the rear.
The dining room has doors opening into the living room, which features a further bay window to the front and a door into leading to the kitchen. The kitchen overlooks the rear garden and provides access to the utility room. A bright dual-aspect space, the kitchen is fitted with a matching range of wall and base units and offers space for a variety of appliances.



Outside:
To the exterior, the property truly comes into its own, benefiting from a larger-than-average rear garden that offers a wonderful variety of mature flowers, shrubs, and fruit trees. Predominantly laid to lawn, the garden also features a patio seating area, 3 garden ponds, and a unique air raid shelter, all of which contribute to the character and charm of this beautifully established outdoor space.
Further enhancing the garden are two greenhouses, ideal for keen gardeners, along with a garage and storage shed providing excellent storage and workshop potential.
The garden provides access around the entirety of the property, while the enclosed front garden is equally well established with an attractive selection of mature flowers and shrubs. In addition, the property benefits from a driveway providing convenient off-street parking.

Material Information:
Tenure: Freehold
Council Tax: Band C, current rates for 2026/2027 £2,373.15
EPC Rating E
Please note that the property is subject to a restrictive covenant on the title which prohibits the construction of an additional residential dwelling.


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VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01179 697373

E-mail: infopatchway@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

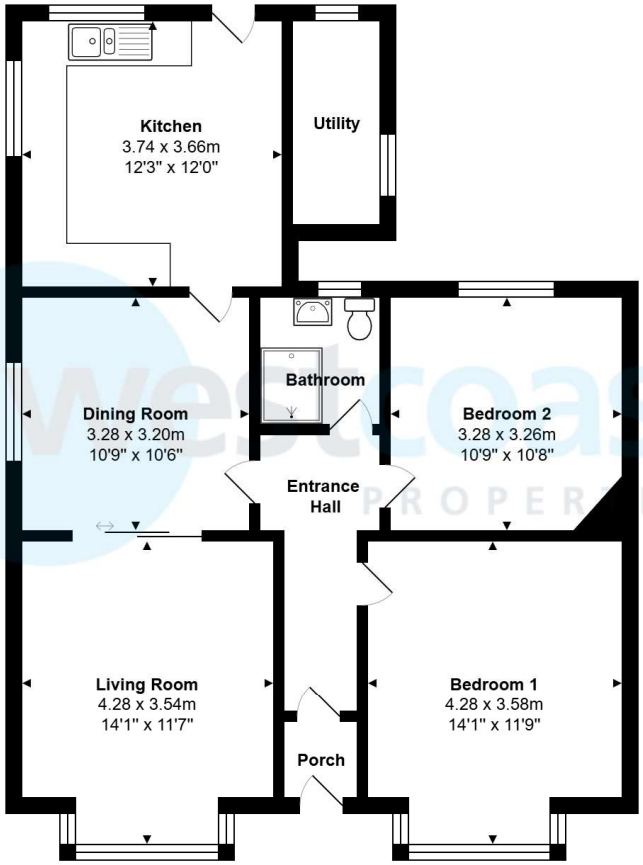
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 81.0 m² ... 872 ft²

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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