



Stroud Road, Patchway, Bristol, BS34 5EN

Asking Price: £290,000 Leasehold



- 3 Bedrooms
- Semi-detached
- Conservatory

- Modern Bathroom
- South Facing Garden
- Garage

- Driveway
- EPC Rating C
- Council Tax B





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Overview:

Situated in the heart of Patchway, this three-bedroom semi-detached family home offers spacious accommodation, comprising a living room, kitchen/diner, conservatory, three bedrooms and a modern family bathroom. Externally, the property benefits from a generous south-facing rear garden, laid mainly to lawn and composite decking, along with a fenced section to the rear where the single garage is located, accessed via the rear lane. To the front, a driveway provides off-street parking for two vehicles. Ideally positioned in North Bristol, Patchway offers excellent access to major motorway networks, a range of local employers, superb public transport links and is conveniently located just moments from The Mall at Cribbs Causeway, making this an ideal home for families and commuters alike.

Description:

Entered via a composite front door leading into a entrance hall with staircase rising to the first floor. Doors leading into the living room with bay-fronted window enjoying plenty of natural light, door leading into the kitchen fitted with a matching range of wall and base units with worktop space over, a single drainer sink unit, built-in dishwasher, electric oven with four-ring gas hob and extractor hood above. The kitchen also benefits from an understairs storage cupboard housing the gas combination boiler and a double glazed door leading into the conservatory. The conservatory enjoys windows to the surrounding sides and double doors opening onto the rear garden.

To the first floor, the landing provides access to the loft space and doors to all three bedrooms and the family bathroom. Bedrooms one and three feature uPVC double glazed windows to the front, while bedroom two overlooks the rear garden. The bathroom is fitted with a three-piece suite comprising a panelled bath with mixer shower and glass screen, low-level W/C, pedestal wash hand basin, fully tiled walls and flooring, and an obscure double glazed window.

Outside, the fully enclosed rear garden is laid mainly to lawn with a composite decking area, a gate providing access to an additional section of garden with a garage, and a further gate leading to the rear lane. The front is laid to block paved driveway providing off street parking for 2 vehicles as well as a side access gate leading to the rear garden.

Material Information:

Tenure: Leasehold with a term of 999 years from 8th July 1937.

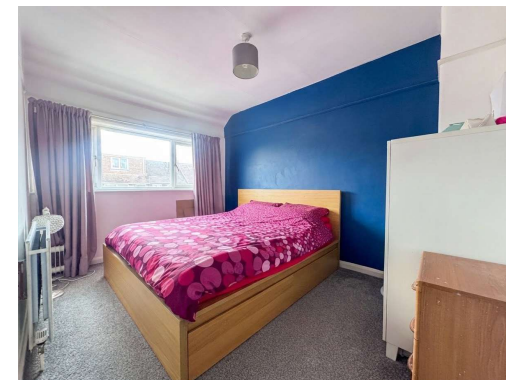
Ground rent: £5.50 per year.

Council Tax: Band B, current rates for 2026/2027 £2,076.49

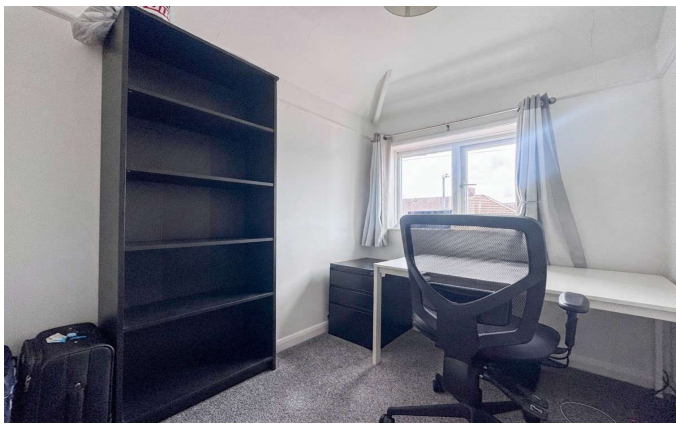
EPC Rating: C

Agents Note:

As part of our legal obligations under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of all purchasers and establish the source of the funds being used for the purchase. Therefore, please note that once your offer has been accepted a non-refundable fee of £43.20 is chargeable to each purchaser to cover the costs of carrying out these required identity and AML (Anti Money Laundering) checks.







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:

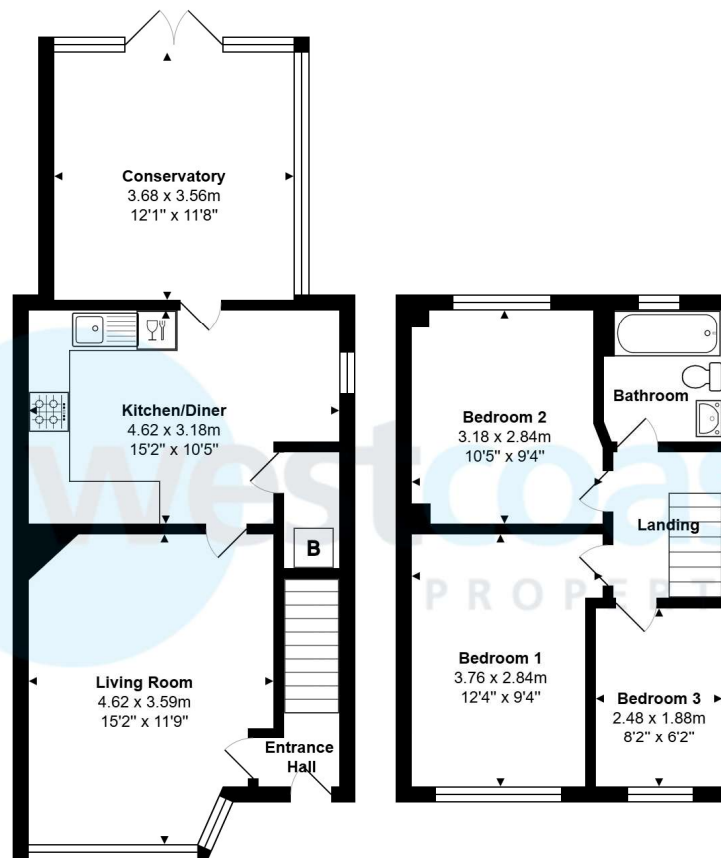
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would 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: 81.6 m² ... 878 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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