



59 Long Leaze Road, Patchway, Bristol, BS34 5GR

GUIDE PRICE £425,000

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## PROPERTY OVERVIEW

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An impeccably presented, stylish modern town house - located on this hugely popular development which is perfectly placed for The Mall at Cribbs Causeway, MOD Abbey Wood, Rolls Royce & Airbus. Parkway train station is just over 2 miles from the property and is therefore ideal for commuters into central Bristol and London. Access to the M5 is also 5-10 minutes from the house. One of only 4 of this house type built on the development, this plot has a great position overlooking a green area, providing a feeling of openness.

Double glazed door enters into the entrance hall. This boasts 2 useful storage cupboards. Bedroom 3 is on this level and this is a bright room which will accommodate a double bed if required. Utility room which is fitted with a range of floor and wall units with roll edge worksurfaces over. Plumbing for washing machine & space for tumble drier. Wall cupboard housing boiler serving the central heating & hot water. Shower room: well fitted comprising; shower cubicle with electric shower over, pedestal wash hand basin, low level WC and tiling to splashbacks.

### First Floor

On the first floor you will find the main living areas - the sitting room and the kitchen/dining room. The sitting room is a generous size and has both windows and French doors leading out to a balcony which spans the front of the house. The kitchen/dining room is fitted with a range of white wall units with roll edge worksurfaces over and tiling to splashbacks and grey hardwood floor. Inset stainless steel one and a half bowl sink unit with mixer taps, integrated appliances to include: dishwasher, fan oven, gas hob, extractor, fridge & freezer.

### Second Floor

This floor boasts 2 very large bedrooms - one at the front and one at the rear. Bedroom 1 is located to the front and this spans the width of the house. There is also a well fitted en suite shower room comprising: shower cubicle with mixer shower, pedestal wash hand basin with mixer taps, low level WC & heated towel rail. Bedroom 2, to the rear also spans the width of the house. This room boasts an en suite bathroom comprising panelled bath, pedestal wash hand basin with mixer taps, low level WC & tiling to splashbacks.

### Outside

The house benefits from a good size frontage with driveway leading to the larger than average integral garage. The rear garden consists firstly of an area of paved patio leading to the main area of garden which is laid to lawn with raised planters and decking area. The garden is completely enclosed by panelled fencing. South/Easterly aspect.

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# KEY DETAILS

- An Impeccably Presented Modern Townhouse
- 3 Bedrooms
- Kitchen/Diner
- Balcony

Guide Price: £425,000

Tenure: Freehold

Council Tax Band: D

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

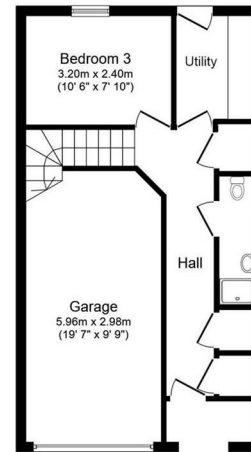
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Viewing: By appointment only

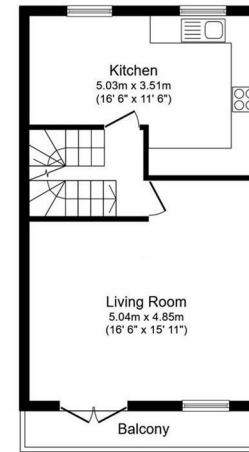


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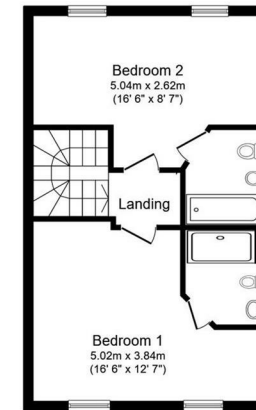
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Ground Floor



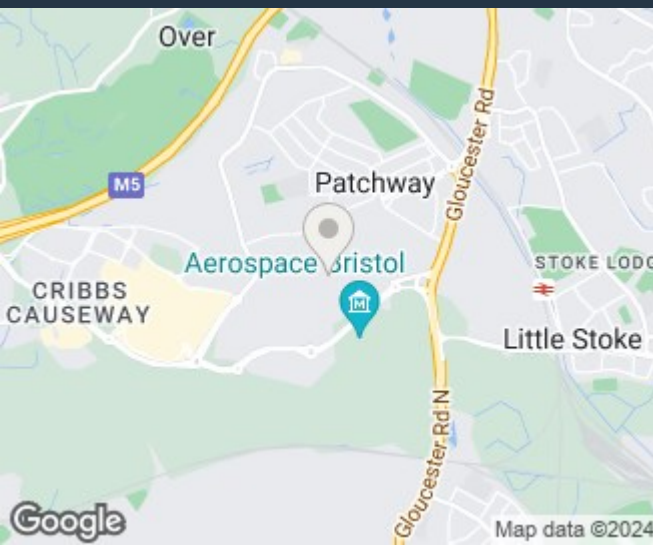
First Floor



Second Floor

TOTAL: 132.4 sq.m. (1,426 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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