



56 New Charlton Way, Patchway, Bristol, BS10 7TN

**GUIDE PRICE £285,000**

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## PROPERTY OVERVIEW

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A delightful, two-bedroom property arranged over two floors that overlooks a public green and is being sold with no onward chain.

Accommodation comprises; entrance hall, living room with open outlook to the front, fitted kitchen dining room and downstairs cloakroom.

To the first floor are two double bedrooms and a bathroom.

Outside, there is a low maintenance enclosed rear garden that is laid to patio and artificial grass, plus has rear access.

The property benefits from double glazing and gas central heating.

Service Charge in 2014: £2,718.12. The current service charge is to be confirmed.

### Location

This property is ideally located for access to the M4 and M5 motorway network, putting Bath, Gloucester, Cheltenham, Swindon, Taunton, Cardiff, the Cotswolds all within an hour's reach. Bristol city centre is a 20-30 minute drive away. The Mall shopping centre, cinema, ice rink, restaurants, Wild Place Zoo, Blaise Castle Estate and supermarkets are all within walking distance, while The Wave inland surf centre and Aztec West are also nearby.

The property is within the catchment area for Marlwood Secondary School and bus stops are conveniently located across the road, and Blaise High School is easily walkable. A new primary school is planned for the area in the coming years, with the current nearest primary schools located in Henbury and Almondsbury.

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# KEY DETAILS

- A Delightful Property
- 2 Bedrooms
- No Onward Chain
- Enclosed Rear Garden

Guide Price: £285,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

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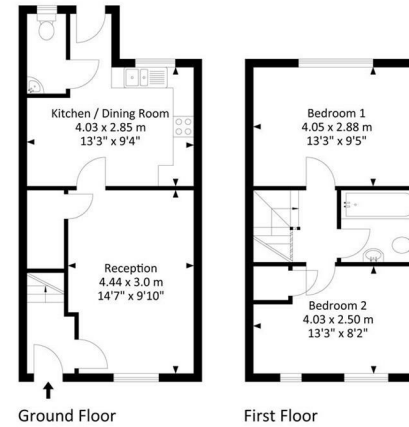
Viewing: By appointment only



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Approx. Area 673.10 Sq.Ft - 62.50 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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**Important Notice:**

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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