



Durban Road, Patchway Bristol BS34 5HG

welcome to

Durban Road, Patchway Bristol

This three bedroom semi-detached house is perfect for a range of buyers, offering spacious rooms throughout, off-street parking, rear garden, garage and double car port..Close to a number of local amenities and Cribbs Causeway. Call now for further details.

Durban Road

Entrance

Pre Hall

5' 11" max x 2' 9" max (1.80m max x 0.84m max)

Hallway

14' 3" max x 5' 11" max (4.34m max x 1.80m max)

Door to front, stairs leading to first floor, radiator.

Lounge

15' 2" max x 12' max (4.62m max x 3.66m max)

Double glazed window to front, carpeted flooring, TV and phone point, radiator, leading to:

Dining Room

11' 3" max x 11' 5" max (3.43m max x 3.48m max)

Double glazed patio doors to rear, radiator, carpeted flooring.

Kitchen

12' max x 7' max (3.66m max x 2.13m max)

Double glazed window to side, a range of wall and base units with work surfaces over, space for gas oven and hob with extractor over, single sink with tap over and drainer unit, plumbing for dishwasher, leading to:

Conservatory

7' 2" x 7' 1" (2.18m x 2.16m)

Double glazed windows to side and rear, with double glazed door to side.

Landing

6' 3" max x 7' 10" max (1.91m max x 2.39m max)

Bedroom 1

15' max x 10' 5" max (4.57m max x 3.17m max)

Double glazed to front, radiator, carpeted, fitted wardrobes

Bedroom 2

11' 4" max x 9' 4" max (3.45m max x 2.84m max)

Double glazed to rear, carpets, radiator, fitted wardrobes

Bedroom 3

8' 11" max x 7' 5" max (2.72m max x 2.26m max)

Double glazed to front, carpets, radiator, fitted wardrobes

Bathroom

6' 4" max x 7' max (1.93m max x 2.13m max)

Panelled bath, tiled walls and floor, sink with vanity unit, double glazed window to rear. Separate W/C to the bathroom, with window to the side.

Loft Space

13' 5" max x 11' 9" max (4.09m max x 3.58m max)

Exterior

Garden

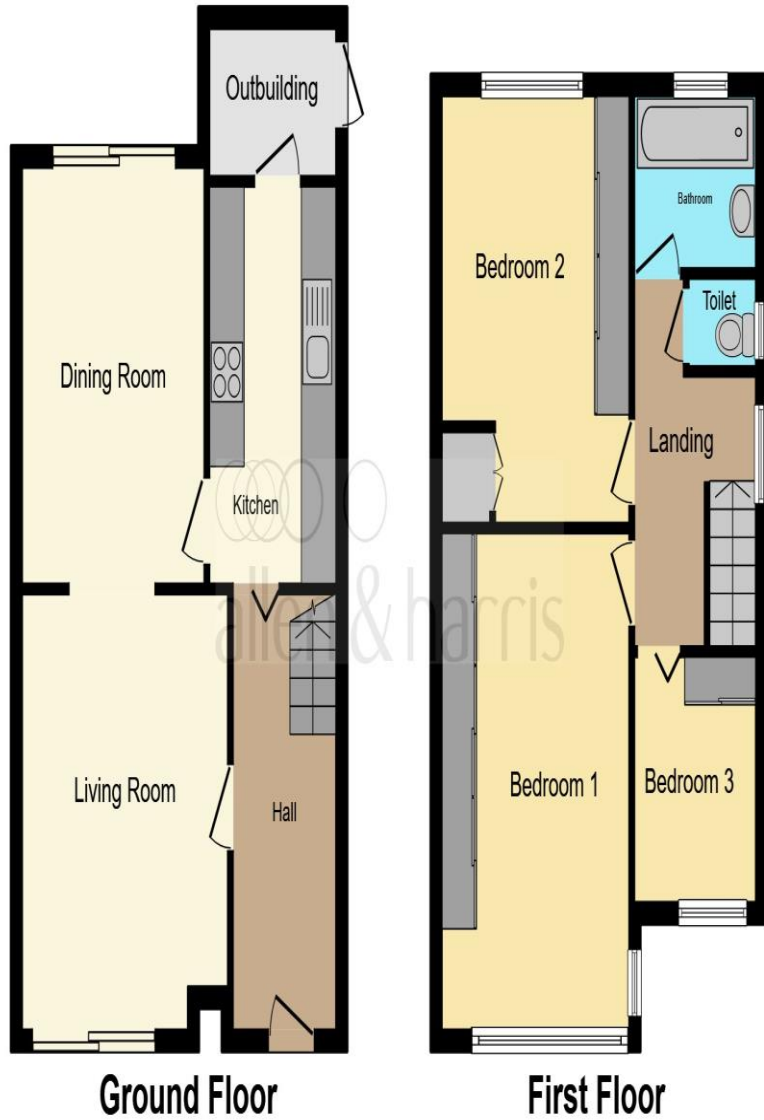
23' 5" max x 38' max (7.14m max x 11.58m max)

Mainly laid to lawn, patio, access to front drive, car port and garage

Garage

17' 7" max x 11' 4" max (5.36m max x 3.45m max)

Double glazed windows, power and lighting.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Durban Road,
Patchway Bristol

- THREE BEDROOMS
- FREEHOLD
- SEMI-DETACHED
- OFF STREET PARKING
- GARAGE TO REAR

Tenure: Freehold EPC Rating: C

£350,000



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Property Ref:
STG109401 - 0006

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