



Sneyd Park | Guide Price £525,000

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23 Pitch & Pay Park, Sneyd Park, Bristol, BS9 1NL

- Pitch & Pay Park Location
- No Onward Chain
- Manageable Gardens
- Pleasant Outlook
- Flexible Accommodation
- Three Bedrooms

This charming terraced house in Bristol offers a perfect combination of convenience and tranquility. The property boasts a prime location in the sought-after Pitch & Pay Park, a modernist and celebrated 'Span' estate built in 1964 just a short stroll from the picturesque Durdham Downs. With no onward chain, this home is ready for its new owners to move in to and make their own.

Upon entering the property, you are greeted by a welcoming hallway leading to a spacious open plan lounge/diner with patio doors opening onto the rear garden and further window to the front aspect. An additional reception room/bedroom provides further ground floor space and has a cloakroom adjacent to it. The kitchen is at the rear of the house and has doors from both the hall and the lounge/diner. An additional door opens into the garden. The kitchen itself is functional if a little dated. It provides built in oven and hob, freestanding washing machine and dishwasher. Upstairs are three bedrooms. Two are good sized double rooms, whilst the third a single sized room or study. The bedrooms are serviced by a family bathroom with traditional three piece suite.





At the rear is a manageable-sized garden with a patio area immediately to the rear of the house. The lower garden area has steps down and shrub border. The property enjoys pleasant views out over surrounding trees and rooftops towards Kingsweston Hill. A garage is provided in a discreetly tucked away block around 20 seconds' walk from the front door. Resident and visitor parking is available throughout the development.

A word on Span Homes:

The 'Span' ethos was to build "homes within a garden", so most developments include large integrated landscaped communal gardens. Architecturally, their designs combined modernist design with attention to detail and harmony with the suburban environment. Their house designs usually had mono-pitch roofs with large, clerestory high level windows and open-plan interiors. However, these were softened by more traditional features such as hung tiles and stock brick work.

Important information:

There is a residents' association charge of £200 per quarter to maintain the common areas.



Energy Performance Certificate
Rating D



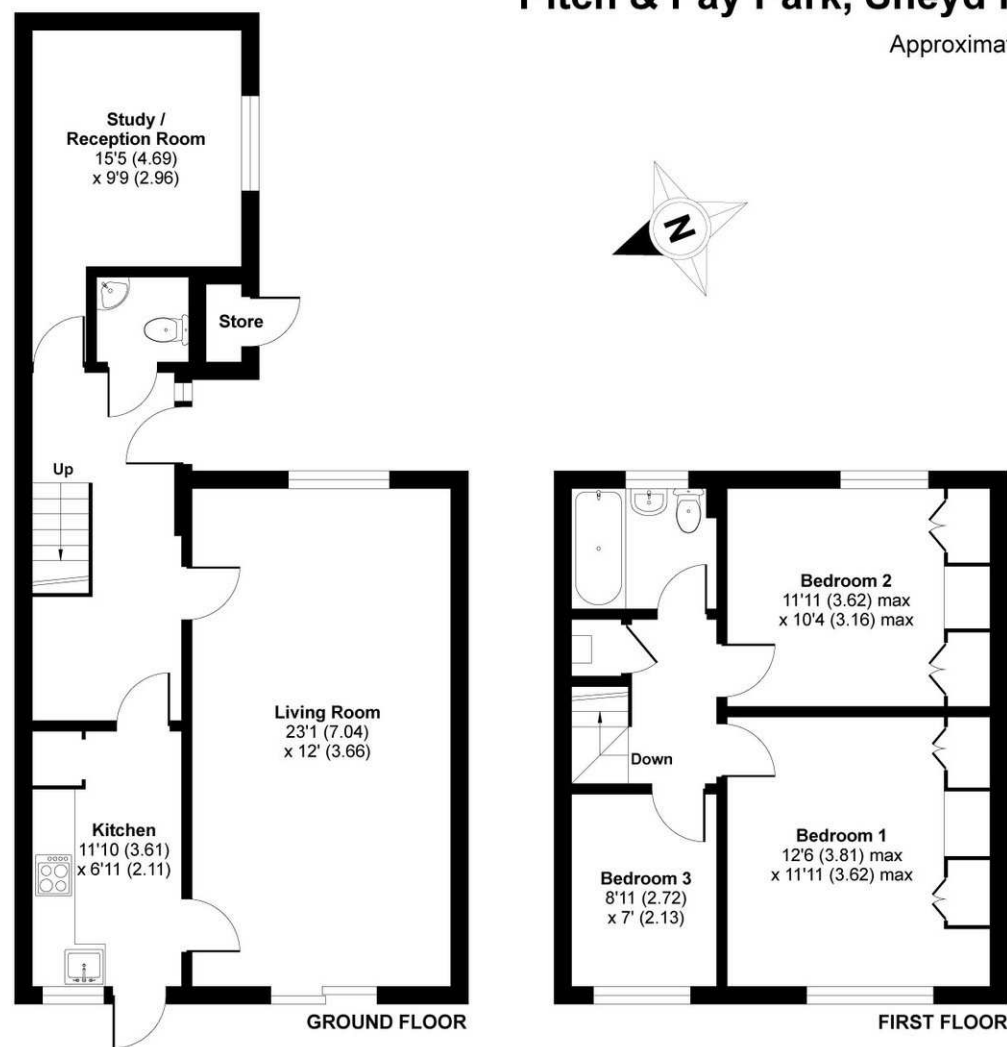
Pitch & Pay Park, Sneyd Park, Bristol, BS9

Approximate Area = 1077 sq ft / 100 sq m

Store = 6 sq ft / 0.5 sq m

Total = 1083 sq ft / 100.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1349923

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Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference 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 are NOT included unless specifically mentioned 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.



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