



MAGGS  
& ALLEN

87 CEDAR CLOSE  
PATCHWAY, BRISTOL, BS34 5HB  
**Asking Price £275,000**



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A three-bedroom, end of terrace house in Patchway. In need of a full refurbishment throughout, the property has scope to be turned into an excellent family home.

### Property Details

This home benefits from a spacious living room, a ground floor WC, a well-sized kitchen/dining room, three bedrooms and bathroom upstairs.

To the rear, there is a garden, mainly laid to lawn but with space for outside seating and dining. There is also a single garage very close by and street parking a short walk away.

In need of a full refurbishment. Viewings arranged by appointment; please call Maggs & Allen to arrange.

### Local Schools

Callicroft Primary School approx. 0.1 miles

Charlton Wood Primary Academy approx. 0.2 miles

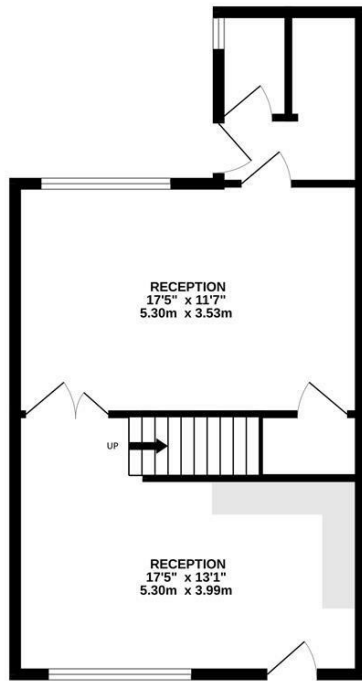
Coniston Primary School approx. 0.6 miles

South Gloucestershire and Stroud College approx. 1 mile

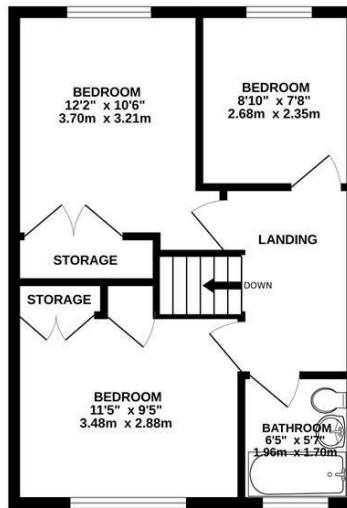


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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- Three Bedrooms
- End of Terrace Property
- Kitchen/Diner
- Close to amenities
- Downstairs WC
- In need of full refurbishment

Guide Price: £275,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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