



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

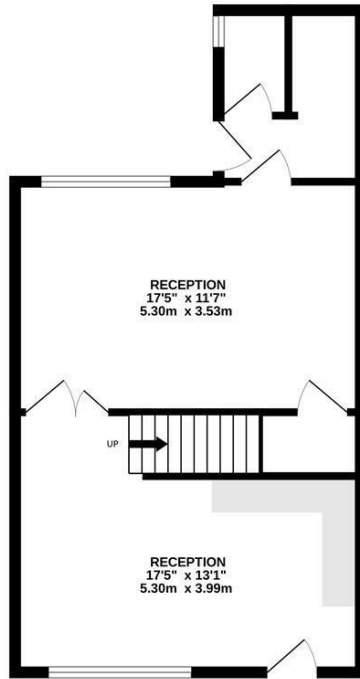
Charlton Wood Primary Academy approx. 0.2 miles

Coniston Primary School approx. 0.6 miles

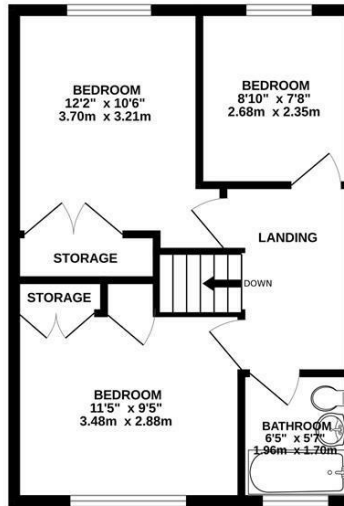
South Gloucestershire and Stroud College approx. 1 mile



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 doors, 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 is given 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



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