MAGGS & ALLEN

67 PRETORIA ROAD

PATCHWAY, BRISTOL, BS34 5PU

Guide Price £275,000

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A well-proportioned, three bedroom semi-detached home situated within a popular road in Patchway. Boasting a generous, southerly-facing rear garden, a large conservatory and garage. Offered to the market with no onward chain.

Summary

The property is entered via an entrance hall, providing access to the staircase and an internal door into the living space.

The front reception room is well-sized, with wood-effect flooring throughout and a bay window to the front elevation. An archway opens into the kitchen/diner; comprising a range of base and wall-mounted units with work surfaces, a stainless steel sink, cooker, and space for other appliances. Sliding glass doors open into a large conservatory, ideal for the spring and summer months, with French doors opening to the garden.

The first floor consists of three bedrooms and a family bathroom. The main bedroom is a generous double with fitted wardrobes, the second bedroom is also a double, and the third is a sizeable single bedroom or home office. The bathroom encompasses a suite of bath with shower over, toilet and sink.

To the front, a block-paved driveway provides off-street parking for 2-3 cars. A side gate provides access to the rear garden.

The rear garden is a fantastic size, and is primarily laid to lawn with a southerly-facing aspect. Towards the bottom of the garden, the property benefits from a single garage reached via a rear access lane.

Location

Patchway is a well-connected suburb in North Bristol, offering a blend of residential convenience and easy access to local amenities. Popular with families and professionals alike, the area benefits from excellent transport links, including proximity to the M4/M5 motorways, Bristol Parkway Station, and major employers such as Airbus and the MOD. Patchway boasts a range of shops, schools, parks, and community facilities, making it a practical and appealing location for a comfortable lifestyle.

Schools

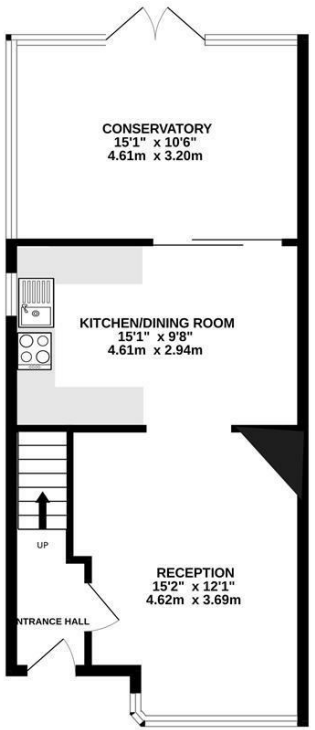
Callicroft Primary School - Distance: 0.28 miles
Charlton Wood Primary Academy - Distance: 0.34 miles
Coniston Primary School - Distance: 0.4 miles
Patchway Community School - Distance: 0.66 miles

Tenure

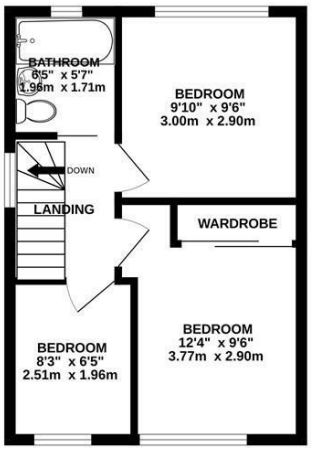
We understand there are 910 years remaining on the current lease.

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
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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 as to their operability or efficiency can be given.
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- A well-proportioned, semi-detached family home
- Three sizeable bedrooms
- Good living space, with an open-plan kitchen/diner
- Large conservatory
- South-westerly facing rear garden
- Single garage
- Off-street parking for 2+ vehicles
- Offered to the market with no onward chain

Guide Price: £275,000

Tenure: Leasehold

Council Tax Band: B

EPC Rating: C

Local Authority: South Gloucestershire

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

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