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CARDIFF

VALE

CAERPHILLY

BRISTOL

Swifkins Lane

CHARLTON HAYES



Selling due to re locating, The house is on a quiet road (bus lane only) and well connected to the city (via metro bus). It is also very close to the motorway. Comes with a EV charger. Very close to shopping mall. Very close to the YTL arena Bristol.

Comments by Ms Ashton Jones

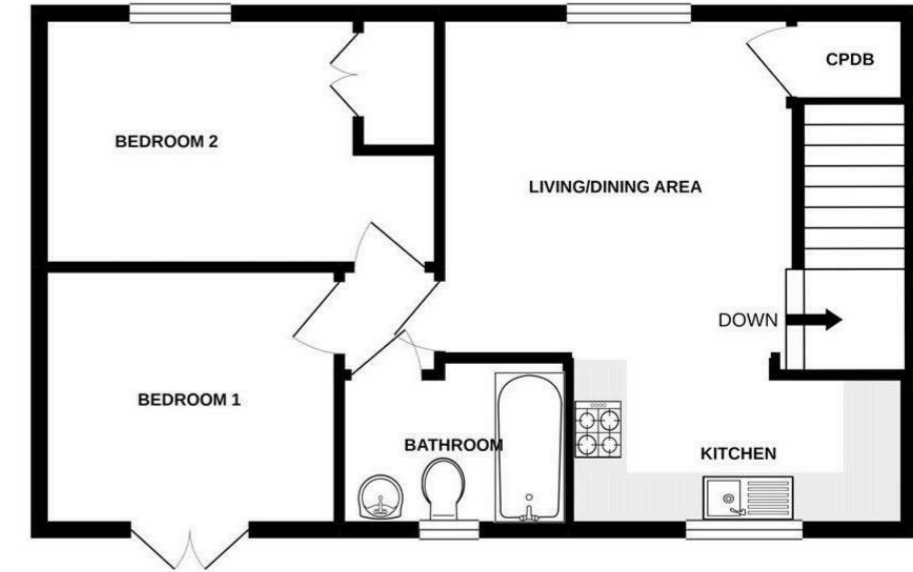
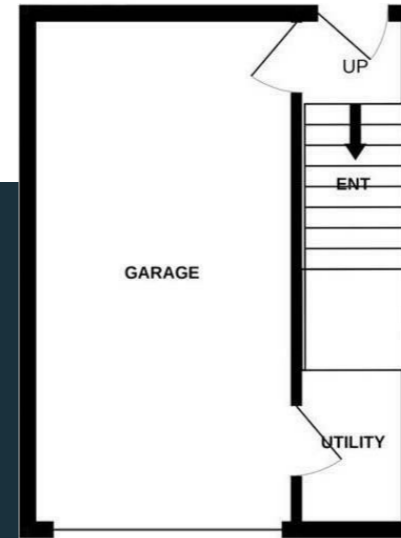


Property Specialist

Ms Ashton Jones

Branch manager

a.jones@thepropertyoutlet.com



This property has great potential as an investment purchase or first time buyer to get onto the property ladder

Comments by the Homeowner



Swithins Lane

Charlton Hayes, Bristol, BS34 5FY

Offers In Excess Of

£240,000



2 Bedroom(s)



1 Bathroom(s)



548.95 sq ft



Contact our

Property Outlet Branch

0117 935 4565

Located in the desirable area of Charlton Hayes, Bristol, this charming coach house on Swithins Lane offers a delightful blend of comfort and convenience. Spanning 549 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a low-maintenance lifestyle.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property also boasts a modern bathroom, ensuring all your essential needs are met.

One of the standout features of this coach house is the parking along with a garage for additional storage or secure parking. The garage has internal access via an inner door in the hallway. For those with electric vehicles, the property is equipped with EV charging facilities, catering to the needs of modern living.

Situated in a popular location, residents will benefit from close proximity to a shopping mall and the new arena, providing a variety of shopping, dining, and entertainment options just a stone's throw away. This vibrant community is perfect for those who appreciate the convenience of urban living while enjoying the comforts of a home.

In summary, this coach house on Swithins Lane presents an excellent opportunity for anyone looking to settle in a thriving area of Bristol. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or renters. Do not miss the chance to make this delightful property your new home.





Entrance Hall

Living/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bath & Shower Room / WC

Garage

Tenure

We are advised by our client the property is leasehold. This is to be confirmed by your legal advisor.

Council tax

Band B

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

