


**Pretoria Road,Patchway Bristol BS34 5PX**

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# Pretoria Road, Patchway Bristol

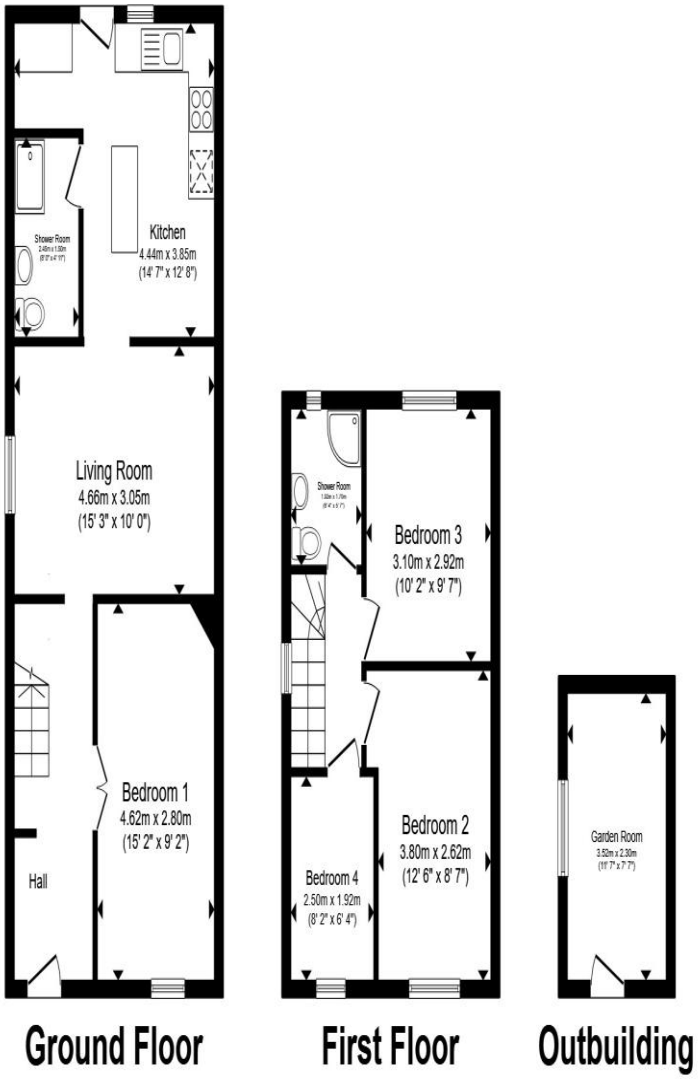
Spacious three/four bedroom semi-detached family home with two bathrooms, driveway parking and a generous rear garden. Enjoying an open outlook over neighbouring allotments...it perfectly blends style, comfort and practicality in a well-connected Patchway location.

**Pretoria Road**
**Short Description**
Spacious three-bedroom semi-detached family home with two bathrooms, driveway parking and a generous rear garden. Enjoying an open outlook over neighbouring allotments, it perfectly blends style, comfort and practicality in a well-connected Patchway location.

**Key Features**
Superb Three Bedroom Semi-Detached House
Two Bathrooms / Gas Central Heating / Well Presented Throughout
Flexible Bedroom 4 / Further Reception (Formerly Used as a Bedroom).
Spacious Kitchen-Diner with Features Central Island - Directed Linked to One of the Main Living Rooms
Driveway Parking
Landscaped Garden with Outbuilding
Highly Convenient and Connected Location
Green Space / Allotments to the Rear
Wonderful Blend of Style, Functionality and Homeliness
Modern Fitted Integrated Appliances
Wealth of Local Amenities / Main Transport Links / Proximity to Major Employers

**Measurements**
Please see the floorplan in images.

**Viewings**
We will be delighted to arrange viewings at your convenience.




Total floor area 95.2 m² (1,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## Pretoria Road,

## Patchway Bristol

- Superb Three/Four Bedroom Semi-Detached House
- Two Bathrooms / Gas Central Heating / Well Presented Throughout
- Flexible Bedroom 4 / Further Reception (Formerly Used as a Bedroom).
- Spacious Kitchen-Diner with Features Central Island
- Driveway Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



# £350,000

**view this property online** allenandharris.co.uk/Property/STG110387

The Property Ombudsman

Property Ref:
STG110387 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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