



Cranbourne Road, Patchway BRISTOL BS34 5EA

welcome to

Cranbourne Road, Patchway BRISTOL

This stylish and modern apartment manages to combine style and modernity in complete harmony. Here we find generous proportions throughout, impressive garden with direct access, shared driveway and private front door. The location, whilst residential is hugely convenient all round.

Cranbourne Road

Entrance

Entrance is granted over the driveway space to the front with a private front door to the side aspect via path. A modern glazed doorway leads inwards.

Hallway

10' 11" max x 8' 4" max (3.33m max x 2.54m max)
The spacious hallway instantly accentuates the feeling of size and space as found throughout. Finished with modern wooden laminate flooring and contrast grey and white decor. Additional storage located here.

Living Room

14' 11" max x 10' 5" max (4.55m max x 3.17m max)
Splendid living room to bay window to the front aspect. The space is ultra comfortable and presented to a high standard to include the original firebreast and decorative fire surround. Light and bright as throughout and complete with wall light and fitted shelves.

Kitchen

9' 6" max x 7' 2" max (2.90m max x 2.18m max)
Again, well proportioned and modern! The attractive kitchen is complete with wall and base units plus associated appliances. A glazed door with vertical transom window adjacent offers light and the all important access straight into the garden. Included is the integrated hob, oven and extractor.

Bedroom One

10' 5" max x 8' 6" max (3.17m max x 2.59m max)
The primary bedroom benefits from superb space and views out over the garden. Finished to a high standard to include further built-in storage. (Currently used as a child's bedroom).

Bedroom Two

13' max x 10' 4" (3.96m max x 3.15m)
The second bedroom also offers generous proportions and is similarly finished to a high standard. Outlook to the front aspect.

Bathroom

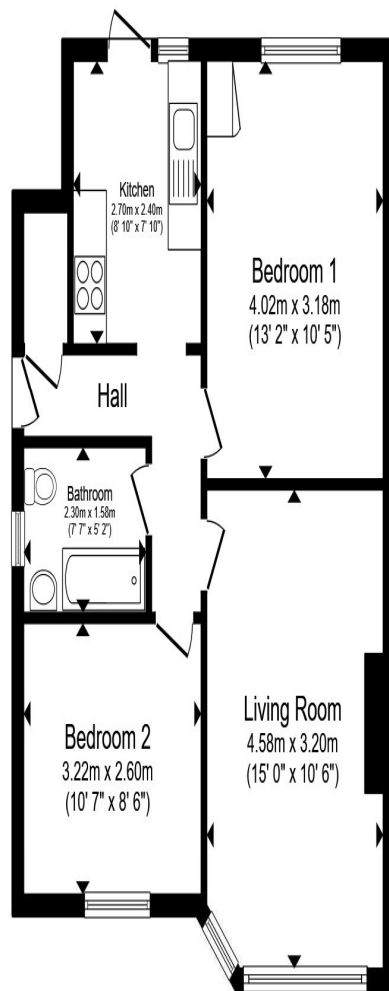
7' 6" max x 5' 1" max (2.29m max x 1.55m max)
Modern three piece bathroom to include a 'basin over vanity', an overbath shower and window to the side aspect. Presented to a high standard with feature wall paint and tiling.

Rear Garden

42' 5" max x 23' 9" max (12.93m max x 7.24m max)
Beautifully presented garden with fenced boundary, side access and raised decking adjacent to the house. The southerly aspect makes for a very enjoyable outdoor area.

Agents Notes

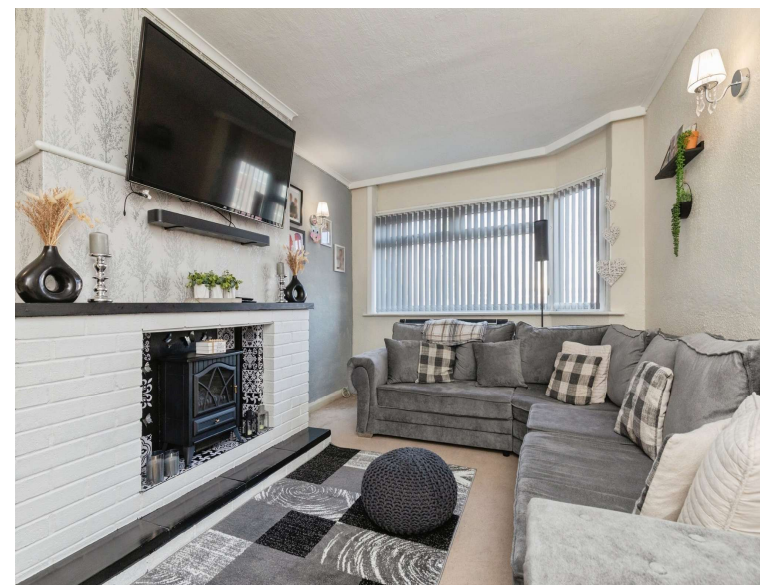
Offered with no chain.



Floor Plan

Total floor area 52.8 m² (568 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



welcome to
Cranbourne Road,
Patchway BRISTOL

- Stylish Two Bedroom Ground Floor Apartment - No Chain
- Spacious Rooms Throughout / Residential and Investment Opportunity
- Gas Central Heating / Private Front Door
- Private and Spacious Enclosed Rear Garden
- Presented to a High Standard / Light Bright and Airy

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 3.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jan 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



check out more properties at allenandharris.co.uk



Property Ref:
STG110012 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34
8PB



allenandharris.co.uk