

# Patchway, Bristol, BS10



£365,000



This well-presented two-bed semi-detached Charles Church "The Cromer" home. The home features a modern kitchen and dining room with integrated white-goods, downstairs toilet and a comfortable living room with bi-fold doors leading to rear garden. Upstairs, the master bedroom has an en suite shower room, there is a second double bedroom and a bathroom. The home also has a built-in alarm system, NHBC warranty and be-spoke dual opening window shutters upstairs and downstairs. The exterior of the home features off-street parking for two cars with an EV charging port. The rear of the home enjoys a level lawned garden with an outdoor plug and shed. Front and back outdoor lights are included as well as solar panels.

Situated in a popular residential part of Bristol, this property enjoys a convenient and well-connected location. The area offers a strong sense of community, with a mix of families, professionals, and long-term residents. Nearby, there are a variety of local amenities including shops, supermarkets, and essential services.

**Disclosure of Personal Interest:** In accordance with the Estate Agents Act 1979, we hereby declare that the seller of this property is a relative of Mark O'Dwyer, who is an employee of Quick move Properties Ltd. This interest has been disclosed to all parties to ensure full transparency

### Key Features

- Be-spoke dual opening window shutters upstairs and downstairs
- Bifold doors leading to rear garden
- Built in alarm system
- EV charging port
- En-suite shower room
- Front and back external lights
- NHBC warranty
- Outdoor plug
- Solar panels
- Spacious two car driveway
- Tenure: Freehold
- Council Tax Band B



Total floor area 10.0 sq.m. (703 sq.ft.) approx



Score	Energy rating	Current	Potential
92+	A	75.1 A	76.1 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT US

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