

Cedar Close, Patchway, Bristol BS34 £275,000

End-terrace house in need of refurbishment | Freehold



An end-terraced house in a cul-de-sac, which is need of general updating and which is offered with no onward chain (subject to a grant or probate). The house has three bedrooms, a living room and kitchen/diner, plus a rear garden of decent size, and an en-bloc garage. Much more infirmation will be added here shortly; in the meantime, why not book an appointment to view?

Council Tax Band: Band B (£1887.87 per annum 2024/25) Tenure: Freehold

GROUND FLOOR:

Entrance Hall

w: 2' 11" x l: 7' 2" (w: 0.89m x l: 2.18m) Double-glazed front door; coat hooks; large built-in storage cupboard.

WC

Frosted double-glazed window to side.

Lounge

w: 11' 6" x l: 17' 4" (w: 3.51m x l: 5.28m) Large double-glazed window to front; built-in storage cupboard; phone pt; double doors into...

Kitchen/Diner

w: 17' 5" x l: 9' 8" (w: 5.31m x l: 2.95m)

Double-glazed windows and door to rear; staircase to first floor; fitted base and wall units, in beech effect, with rolled-edge beige worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in 4-ring electric hob; built-in electric oven; plumbing for washing machine; space for fridger/freezer.

FIRST FLOOR:

Landing Hatch up to loft.

Bedroom One

w: 11' 4" x l: 9' (w: 3.45m x l: 2.74m) Large double-glazed window to rear; built-in double wardrobe; large built-in airing cupboard.

Bedroom Two

w: 9' 3" x l: 11' 1" (w: 2.82m x l: 3.38m) Large window to front; built-in double wardrobe.

Bedroom Three

w: 7' 8" x l: 8' 3" (w: 2.34m x l: 2.51m) Double-glazed window to front; phone pt.

Bathroom

w: 5' 6" x l: 6' 4" (w: 1.68m x l: 1.93m)

Frosted double-glazed window to rear; white panelled bath and pedestal wash basin, with Mira Go shower and curtain rail, tiled splashbacks; matching w.c.; mirrored wall cabinet.

EXTERNAL:

Front Garden

Small, with lawn and concrete path; meter hatch.

Rear Garden

w: 18' x l: 35' (w: 5.49m x l: 10.67m) Level and laid to lawn, with concrete path; walled to two sides.

Garage

An en-bloc single garage with up-and-over door.

LOCATION:

There are shops, schools and many other amenities in Patchway, plus it's handily placed for the Cribbs Causeway shopping mall and the M5 motorway (an approximate 6-minute drive away).

GENERAL:

Tenure Freehold.

Council Tax Band Band B (£1887.87 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themself as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

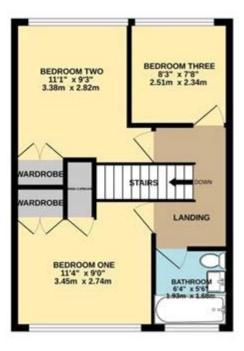
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



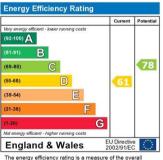
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1ST FLOOR 425 sq.ft. (39.5 sq.m.) approx.









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL FLOOR AREA 1905 tq R (84.1 tq m) approx. While the mean the accuracy of the Nooplan constant them made to mean the accuracy of the Nooplan constant them, measurements of doors, include them, near accuracy of the source of the source

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