



**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 themselves 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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Viewing by appointment only  
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