



westcoast
PROPERTIES

...the experts in property 
...solutions not promises

192 Gloucester Road

Patchway, Bristol, South Gloucestershire

£235,000

EPC Rating E

A deceptive and beautifully presented two large double bedroom end of terraced house with a spacious garden! Internally the well planned accommodation comprises hallway, living room, dining room, kitchen, rear lobby, two double bedrooms and a generous sized bathroom complete with a feature rain shower over the bath. The property is gas centrally heated and has an enclosed garden to the side and rear. The property is located in this convenient position close to shops and amenities along with having good road links to the City Centre and Motorway network. This really is a property that is a must to view to fully appreciate all on offer! EPC Rating E



Ground Floor

Entrance:

Hallway:

Living Room: 12' 3" x 11' 4" (3.73m x 3.45m)

Dining Room: 11' 8" x 11' 1" (3.55m x 3.38m)

Kitchen:

Rear Lobby:

First Floor

Landing:

Bedroom 1: 15' 4" x 11' 2" (4.67m x 3.40m)

Bedroom 2: 11' 1" x 10' 1" (3.38m x 3.07m)

Bathroom:

Outside

Front:

Rear:

Council Tax Band B

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



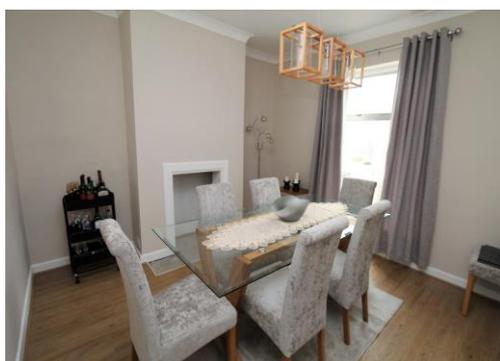
Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only

0117 9697373

infopatchway@westcoastproperties.uk.com

www.westcoast-properties.co.uk



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the Estate Agent will be processed by the Estate Agent and the "Property Sharing Experts" group (of which it is a member) for the purpose of providing services with the business of an Estate Agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your Estate Agent.