

Whitsun Leaze, Patchway, Bristol, BS34 5GL

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A pleasantly presented 2 double bedroom contemporary detached coach house with garage set in the popular location of Charlton Hayes. Ideal property for the first time buyer as well as being a fantastic investment opportunity.

The property offers a welcoming approach, with private access to the apartment leading to an inviting hallway with stairs leading to the living room.

The living room is bathed in natural light from the dual aspect windows, neutrally finished and measures an impressive (19'1 x 13'1 ft.), also offering access in to a large cupboard which houses the combi-boiler.

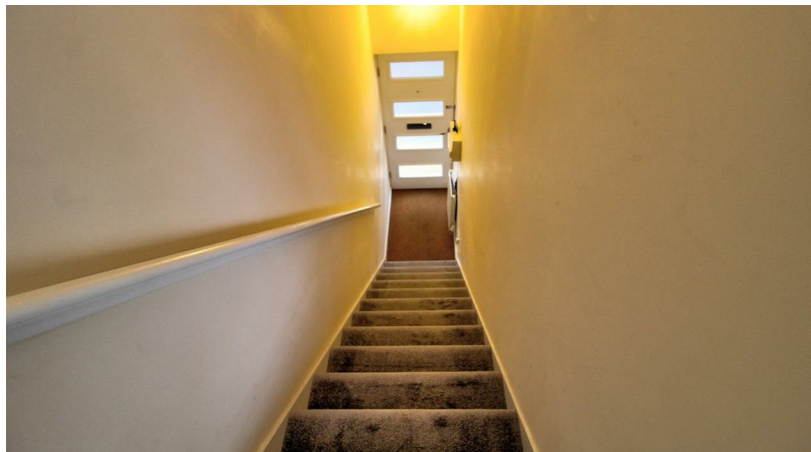
The living room flows nicely in to the hallway which provides access to the well-equipped and modern kitchen boasting a variety of wall and base units, as well as integrated appliances. The hallway also gives access in to the white 3 piece suite family bathroom comprising bath tub with shower over head, wash hand basin and low level WC whilst being partially tiled.

The master bedroom, both naturally light and neutrally finished measures a generous (13'9 x 9'8 ft.).

The second bedroom is also a good size, comfortably a double, measuring (10'1 x 9'5 ft.) and is again both very light and enjoys a contemporary finish.

The apartment has been lovingly looked after by its current owners since being bought new in 2016. The property also benefits from a garage with storage cupboard. No work required, ready to move in, internal viewings available and highly recommended.

Bristol Parkway, with trains to London Paddington in an average time of less than 75 minutes, and connecting junctions for the M4 and M5 are all within 4 miles. The extensive retail amenities of Cribbs Causeway adjoin the full development.



Call me
to book a
viewing

Max Amey
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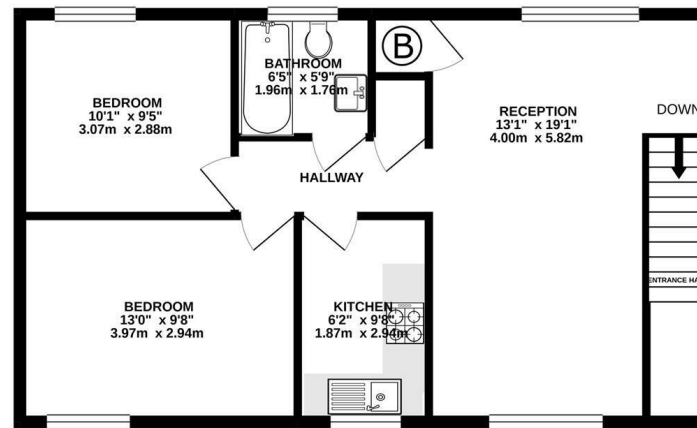
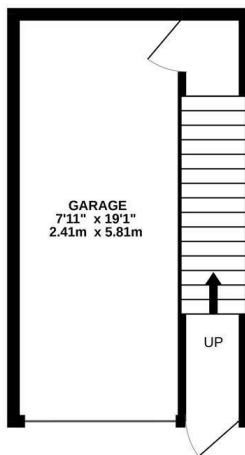
- CHAIN FREE
- 2016 BUILD
- GARAGE
- DETACHED
- POPULAR DEVELOPMENT
- IDEAL INVESTMENT PURCHASE
- IDEAL FOR FIRST TIME BUYERS
- EPC RATING B



GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or mis-statement. This plan is for illustrative purposes only and should be used as such by any purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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