



Gauting Road, Patchway Bristol BS34 5UN


allen & harris

welcome to

Gauting Road, Patchway Bristol

This superb townhouse offer the perfect blend of style, modernity and homeliness. The four bedroom property with two main bathroom benefits from a great location, parking and driveway. The property offers tremendous space and generous room sizes throughout. All is presented to the highest standard.

Gauting Road Hallway

5' 10" max x 11' 10" max (1.78m max x 3.61m max)

Living Room

12' 3" max x 14' 9" max (3.73m max x 4.50m max)

Kitchen-Diner

9' 9" max x 12' 3" max (2.97m max x 3.73m max)

Cloakroom W.C

3' 5" max x 6' 8" max (1.04m max x 2.03m max)

Stairs Leading Upwards

Bedroom 1

8' 11" max x 15' 7" max (2.72m max x 4.75m max)

Ensuite

3' 11" max x 8' 11" max (1.19m max x 2.72m max)

Bedroom 2

7' 7" max x 8' 11" max (2.31m max x 2.72m max)

Bathroom

4' 10" max x 8' 11" max (1.47m max x 2.72m max)

Stairs Leading Upwards

Bedroom 3

7' 10" max x 15' 8" max (2.39m max x 4.78m max)

Bedroom 4

8' 7" max x 11' 9" max (2.62m max x 3.58m max)

Ensuite 'Jack And Jill'.

8' 7" max x 4' 7" max (2.62m max x 1.40m max)

Garden

Garage

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

First Floor

Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Gauting Road,
Patchway Bristol

- Superb Four Bedroom Townhouse
- Spacious Throughout with Three Bathrooms PLUS Cloakroom WC
- Arranged over Three Storeys / Attractive Kitchen-Diner with Direct Garden Access
- Parking and Garage / Smart Entertainment Wall in Main Living Room
- Great Energy Credentials. EPC Rating of B

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£375,000



view this property online allenandharris.co.uk/Property/STG110242



Property Ref:
STG110242 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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