



MAGGS  
& ALLEN

9 RAVENSCOURT ROAD  
PATCHWAY, BRISTOL, BS34 6PL  
£328,000



A well-proportioned three bedroom semi-detached house in need of some modernisation, conveniently located in Patchway with excellent transport links to the motorway network and Cribbs Causeway. The property benefits from a large driveway, a detached garage and a 60 ft rear garden. There is great scope to add value through the updating process and the property will appeal to developers, investors and private buyers looking to put their own stamp on this superb family home.

## Ground Floor

The property is entered via a wide entrance hall, with solid wood flooring throughout, which provides access to the principal rooms.

The first of which is a generous, bay-fronted sitting room with feature fireplace. Towards the rear of the house, you will find a spacious second sitting room featuring a brick-built fireplace, solid wood flooring, and sliding glass doors opening to the rear garden.

Adjacent, the galley kitchen comprises a range of wall and base-mounted units with work surfaces. A door opens to the rear garden.

## First Floor

To the first floor, the main bedroom benefits from fitted wardrobes, an art-deco style feature fireplace and bay window overlooking the rear garden. The second bedroom is also a generous double, and the third bedroom makes a good single or study.

The family bathroom encompasses a three-piece suite of toilet, sink and bath with mains shower over.

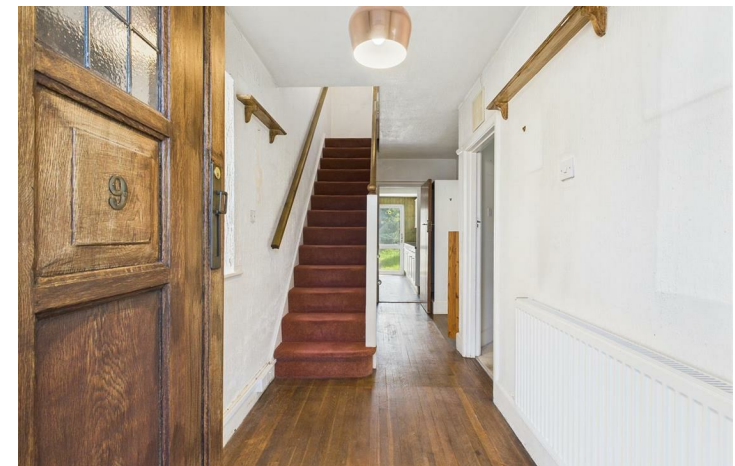
## Externally

To the front, the property benefits from a generous driveway, providing access to a detached single garage and in turn the rear garden.

The garden is a fantastic size, at approx. 60ft long and is primarily laid to lawn with mature trees.

## Location

Patchway is a well-connected suburb in North Bristol, offering a blend of residential convenience and easy access to local amenities. Popular with families and professionals alike, the area benefits from excellent transport links, including proximity to the M4/M5 motorways, Bristol Parkway Station, and major employers such as Airbus and the MOD. Patchway boasts a range of shops, schools, parks, and community facilities, making it a practical and appealing location for a comfortable lifestyle.





- Three-bedroom semi-detached house
- Driveway, garage and large garden
- Huge scope to add value through modernisation
- Two large reception rooms
- Some original features retained
- Offered to the market with no onward chain

**Guide Price:** £328,000

**Tenure:** Leasehold

**Council Tax Band:** C

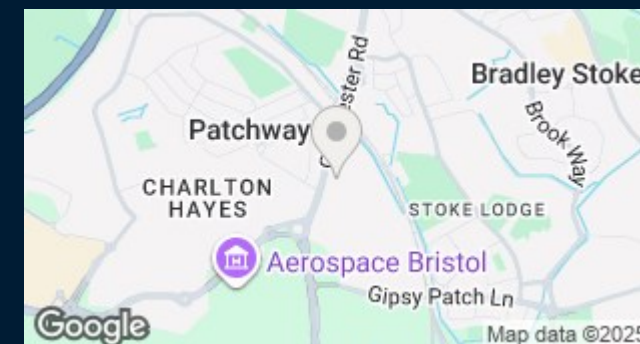
**EPC Rating:** D

**Local Authority:** South Gloucestershire Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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