



MAGGS
& ALLEN

15 BOURTON CLOSE
PATCHWAY, BS34 6EQ
Guide Price £400,000



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A 3/4 bedroom, 2 reception, semi detached chalet style bungalow situated in one of Stoke Lodge's most popular cul de sacs on Bourton Close with southerly facing rear garden, garage converted into a utility/workshop & annex and ample parking.

Internally, to the ground floor; entrance hall with storage cupboard, family bathroom, fully fitted kitchen, living room with feature fireplace and sliding doors to the rear garden and reception opening to a study area that was previously the fourth bedroom. Upstairs, three bedrooms can be found with the master providing en suite facilities and the third bedroom offering a unique area accessed via a ladder into the remaining loft space of the home.

Additional benefits include UPVC double glazing, gas central heating, ample off-street parking, front and rear gardens and a garage which has been converted to a workshop/utility area to the front and summerhouse/ storage to the rear. Offered with a complete chain.

Stoke Lodge Primary School approx. 0.12 miles
Holy Family Catholic Primary School approx. 0.25 miles
Patchway C of E Primary School approx. 0.3miles
SGS Pegasus School approx. 0.5 miles

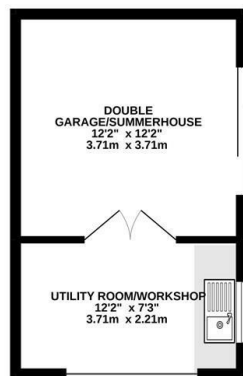
Location
Patchway is situated in South Gloucestershire and is within easy access to the Mall Shopping Centre and all that Cribbs Causeway has to offer. The property is close to local shops, the community centre and has excellent transport links to M4/M5 corridor and for those looking to be within easy access to Aztec West Business Park.

Directions
From the Maggs & Allen office on Northumbria Drive head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. At the next roundabout, take the second exit onto Southmead Road/B4056 and at the next roundabout, take the first exit and continue onto Southmead Road. At Filton roundabout, take the first exit onto Gloucester Road North and take the exit towards A38 South/Stoke Lodge/Patchway. At the roundabout, take the third exit onto B4057 and keep slightly right to stay on B4057. At the roundabout, continue straight onto Stoke Lane and then turn left onto Bourton Avenue. Turn right onto Bourton Close.

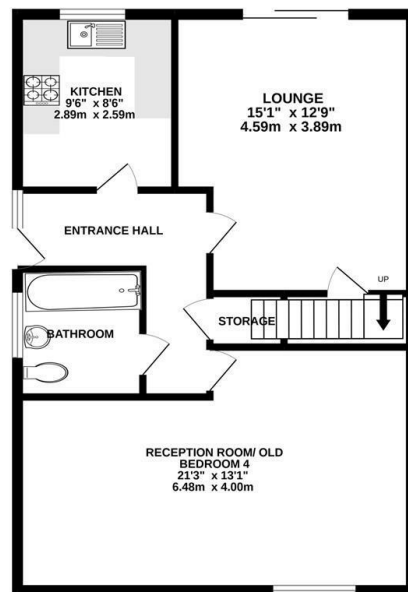


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

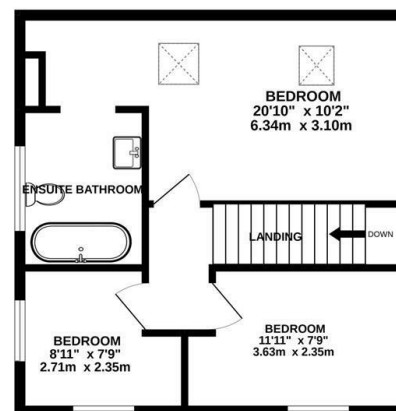
GARAGE
236 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



FIRST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective 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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- 3/4 Bedrooms
- 2 Reception Rooms
- Garage Converted To Workshop/Utility & Summerhouse/Storage
- Southerly Facing Rear Garden
- Offered with a complete chain

Guide Price: £400,000

Tenure: Freehold

Council Tax Band: E

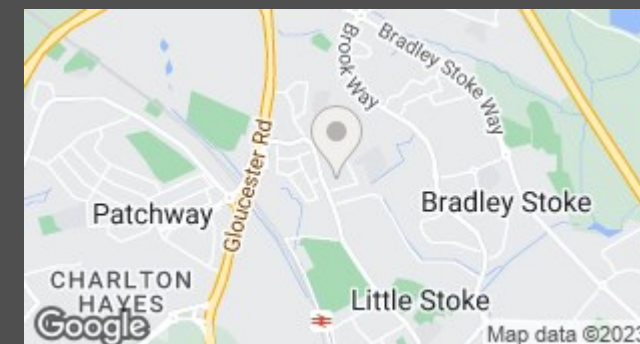
Local Authority: South Gloucestershire Council

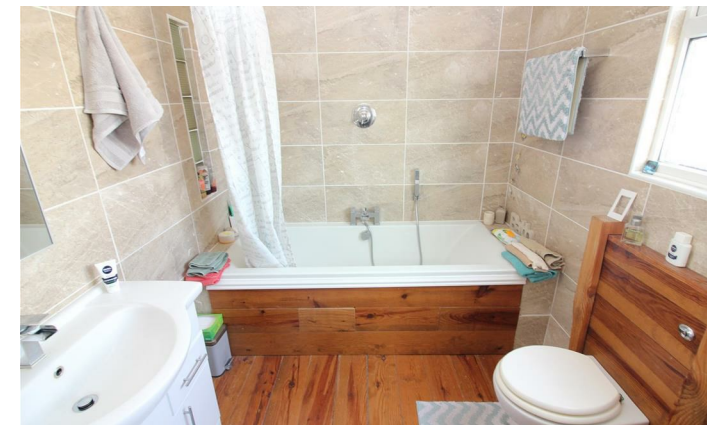
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase

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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