



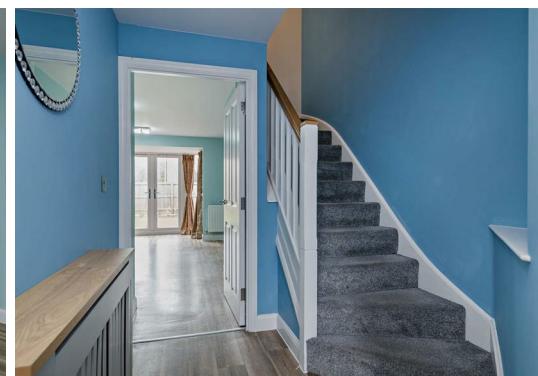
## 00 First Field Way, Patchway, BS34 5TN Offers in excess of £410,000

\*\* OFFERED WITH NO ONWARD CHAIN \*\*

This modern semi detached home is conveniently located in Patchway which is north of the City of Bristol and is in good reach of all the local amenities and transport links including the M5. This development is popular among many and in our opinion a sound investment and home to live in.

The home which is bright and spacious briefly consists: GROUND FLOOR Entrance hall with door the modern fitted kitchen with base and wall fittings and plenty of preparation surfaces, the sitting room with alcove bay to the rear with double doors leading to the garden. A downstair wc complete the ground living space. Stairs then lead to the FIRST FLOOR with doors to three bedrooms, two with fitted wardrobes and house bathroom. Stairs then lead to SECOND FLOOR with the master bedroom with modern en-suite shower room, fitted wardrobes and storage.

An enclosed garden to the rear with lawn and fence to the perimeter. A driveway to the side leads to the garage.



## Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Please note there is a minimal communal charge for the maintenance of the development to be confirmed

Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

