



53 Bevington Close, Patchway, Bristol, BS34 5NP

**GUIDE PRICE £290,000**

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## PROPERTY OVERVIEW

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Tucked away in a charming cul-de-sac, this attractive family home offers spacious and versatile accommodation throughout. Ideally suited for families, the property features three well-proportioned bedrooms upstairs and a sitting room on the ground floor, combining both comfort and functionality.

The ground floor comprises a welcoming dining room that leads into a fitted kitchen, complete with a range of base and eye-level units, tiled splashbacks, and integrated appliances, including a built-in oven and grill plus an induction hob with extractor. There is also space and plumbing for additional appliances such as a washing machine and fridge/freezer. The living room is a bright and spacious area with a rear porch which provides direct access to the enclosed rear garden-perfect for indoor/outdoor living.

Upstairs, the home offers three bedrooms, each featuring double glazing and radiators and a stylish family bathroom fitted with a four-piece suite including a bath with overhead shower, concealed cistern W/C and a vanity unit with an inset wash basin.

Externally, the front of the property boasts a driveway providing generous off-street parking. The rear garden is a delightful private outdoor space with a combination of lawn and patio areas, decorative stone features, and mature shrub borders. A rear gate offers convenient access to a rear lane with access to a green open space-

Additional benefits include gas central heating via a combination boiler, uPVC double glazing throughout and loft.

## KEY DETAILS

- A Well Presented Family Terraced Property
- 3 Bedrooms
- Off-Street Parking
- Gas Central Heating
- Low Maintenance Rear Garden

Guide Price: £290,000

Tenure: Freehold

Council Tax Band: B

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Chain

EPC: C

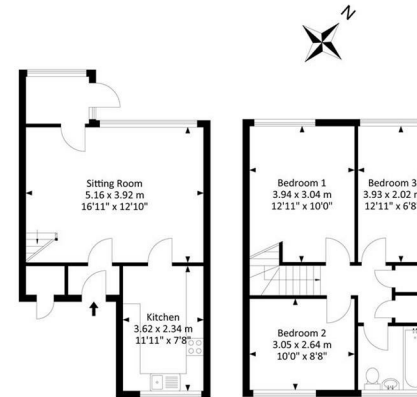
Viewing: By appointment only



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Bevington Close, Patchway, Bristol, BS345NP  
Approx. Area 793.9 Sq.Ft - 73.8 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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