

**174 Wood Street, Patchway, Bristol, BS34 5GB**

**Offers Around £240,000**

**Property Images**



## Property Images



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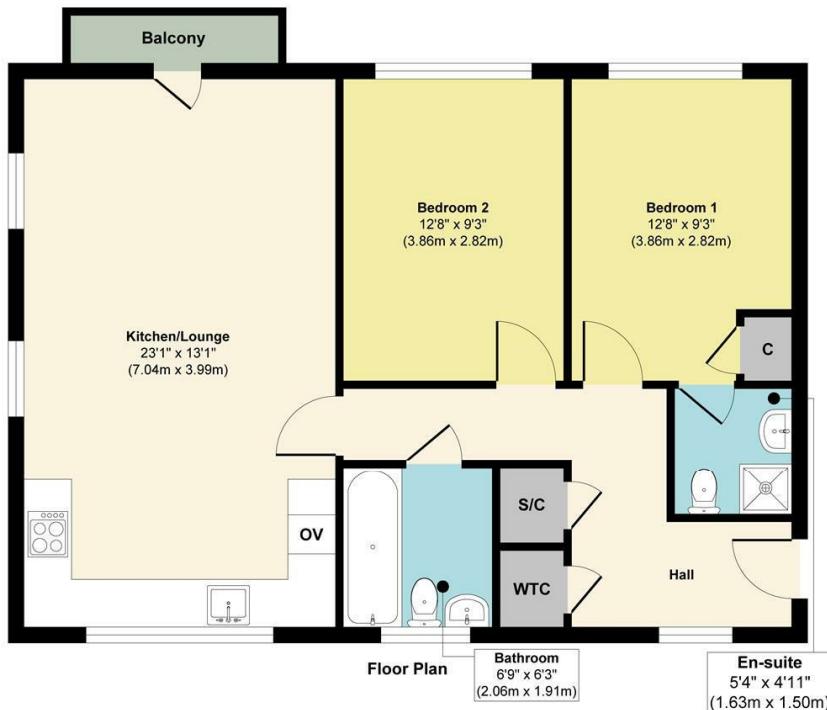
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## EPC

Energy Efficiency Rating		
	Current	Potential
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	

## Map



## Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

\*\*\* NO ONWARD CHAIN \*\*\*FIRST TIME BUYERS HOME\*\*\*

Situated within walking distance of the bustling Cribbs Causeway Shopping Mall, this modern purpose-built apartment on Wood Street offers a delightful living experience. With two spacious double bedrooms, this property is perfect for couples, small families, or individuals seeking extra space. The apartment boasts two well-appointed bathrooms, ensuring convenience and privacy for all residents.

The inviting open plan kitchen/reception room provides a comfortable area for relaxation and entertainment, while the well positioned balcony offers privacy and a charming outdoor space to enjoy fresh air and views. The property also includes allocated parking and bike store both valuable features in this bustling area, making it easy for residents and guests alike.

Situated within walking distance of local amenities, this apartment is ideally located for those who appreciate the convenience of nearby shops, cafes, and services such as Plant Ice., VUE cinema and an abundance of restaurants. Whether you are looking to enjoy a leisurely stroll to the local park/green spaces or access essential services, everything you need is just a short walk away.

This property presents an excellent opportunity for anyone seeking a modern, well-equipped home in a vibrant community. With its appealing features and prime location, along with great transportation links to the M4/M5 and regular bus network including the Metro Bus route, this apartment is sure to attract interest.

Do not miss the chance to make this lovely space your own.

## Features

- NO ONWARD CHAIN
- Modern Two Bedroom Apartment
- Balcony
- Secure Entry System
- Two Bathrooms
- Allocated Parking And Bike Store
- Well Positioned
- Cribbs Causeway Shopping Centre Within Walking Distance
- Excellent Transport Links
- Council tax Band B