



Pitch & Pay Park

Guide Price £535,000

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17 Pitch & Pay Park, Bristol, BS9 1NL

- Built in the 1960s
- Mid Terraced
- 3 Bedrooms
- Excellent Sneyd Park Location
- Single Garage
- Walking Distance of the Durdham Downs

A fantastic 1960s built town-house situated in one of the most secluded positions within the popular Pitch and Pay Park development. It is within a few minutes' walk of the renowned Durdham Downs. The house offers flexible accommodation suitable for a wide variety of prospective buyers.

The house is accessed to the front into a welcoming entrance hall with access to the reception rooms, the kitchen, downstairs WC and stairwell to the first floor. The lounge is well-proportioned, measuring 23'4 x 11'11 and enjoys a dual aspect and access onto the level rear garden that is south-westerly facing. The kitchen is to the rear with window looking into the garden, a range of wall and base units, worktop with a tiled splashback, stainless steel sink/drain, integrated gas hob, electric oven and plumbing for washing machine. The final room to the ground floor is an additional reception room that offers flexibility. It could be used as a great dining space as it currently functions, but could easily be an additional snug, office room or optional ground floor bedroom.





To the first floor the landing provides access to the bedrooms and the bathroom. The bedrooms have vaulted ceilings so there is a sense of light and volume and both enjoy pleasing aspects, one to the front and one to the rear. The bathroom is a white suite, with bath with shower over, low level WC and wash hand basin.

Outside, there is a lovely size south-westerly rear garden that is low maintenance being that it is mainly laid to patio with some mature shrubs and trees. There is a useful rear gate opening onto a pedestrian pathway at the rear.

There is a garage situated independently in a nearby block of garages within the development.

There is a quarterly Society charge of £180.



Energy Performance Certificate Rating D



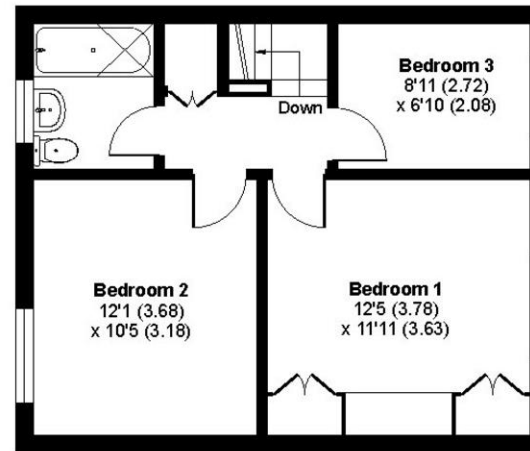
Pitch & Pay Park, Sneyd Park, Bristol, BS9

Approximate Area = 1081 sq ft / 100.4 sq m

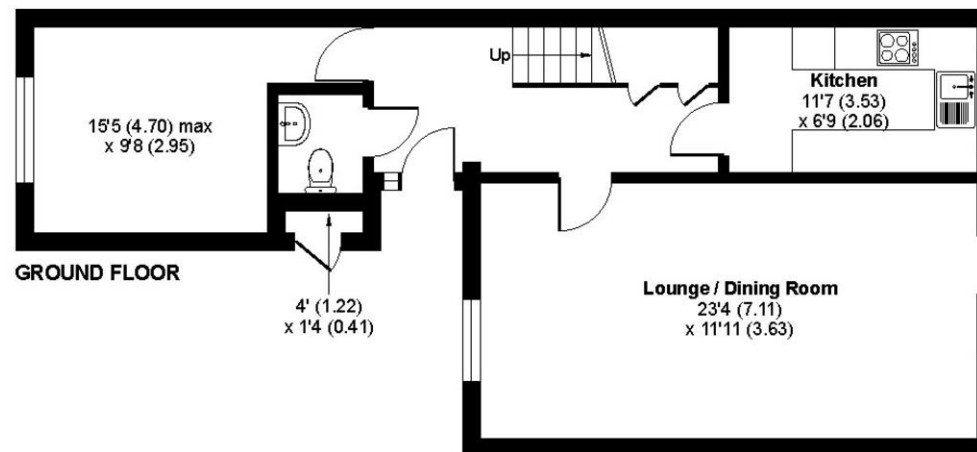
Outbuilding = 4 sq ft / 0.3 sq m

Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1090638 - BROCHURE



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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