



**Connells**

Fermaine Avenue  
Brislington Bristol



### Property Description

The property is just three miles west of Bristol city centre. Road connections are excellent with nearby A4 providing routes to the centre of Bristol and Bath while the M32 lies around three miles away giving access to the M4 for south Wales or London.

The nearest railway station is the main hub of Bristol Temple Meads which is around a 20-minute walk and provides a varied list of direct destinations including London in as little 98 minutes.

This would be a great purchase for a first time buyer, professionals looking for an easy commute into Bristol city centre or a family with the respected Broomhill school located nearby. The Eastwood nature reserve is within walking distance which is great for walks, River Avon trail, Beeses restaurant/Bar is open during the summer period and the number 1 bus has a direct route to the city centre/Temple Meads. The Good Intent Pub is within walking distance offering a highly reviewed Caribbean menu through YB Bistro.

We really recommend booking a viewing to appreciate the potential the property has to offer.

### Entrance Hall

#### Lounge

12' 7" x 11' 7" ( 3.84m x 3.53m )

#### Kitchen Dining Room

20' 1" x 11' 7" ( 6.12m x 3.53m )

extended, laminate flooring, with bi folding doors to rear garden decking area, velux window and newly fitted kitchen with worktops and appliances.

#### Downstairs Bathroom

16' 5" x 4' 11" ( 5.00m x 1.50m )

Wc,Whb,Shower over bath, flooring.

#### Landing

### Bedroom One

14' 1" x 8' ( 4.29m x 2.44m )  
double glazed window to front elevation.

### Bedroom Two

11' 4" x 8' 7" ( 3.45m x 2.62m )  
double glazed window to front.

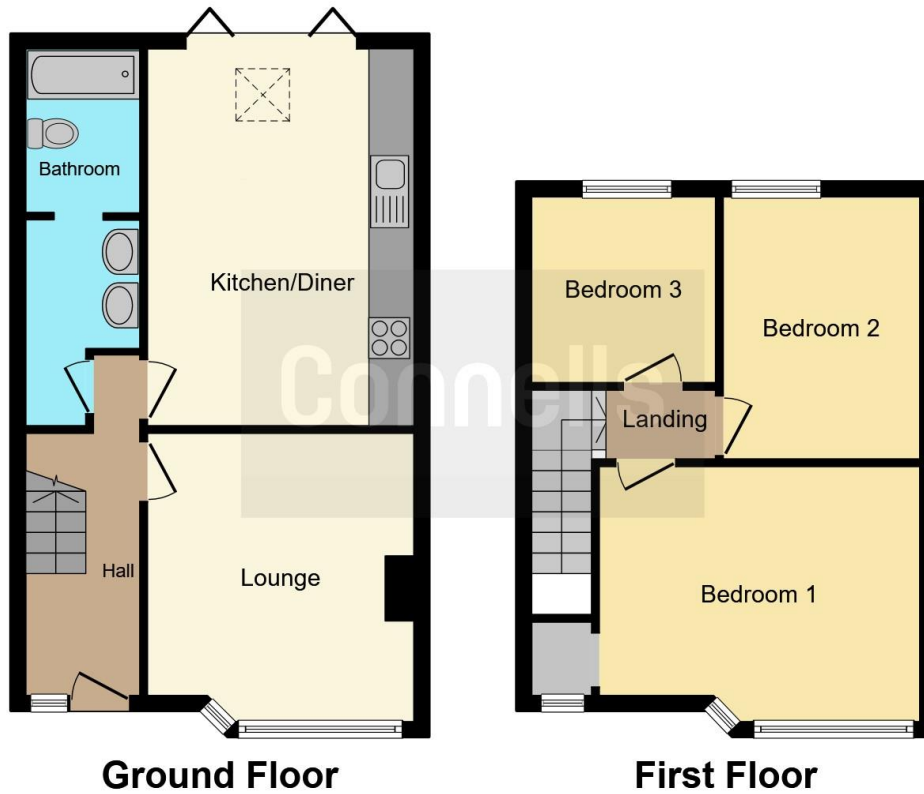
### Bedroom Three

8' 11" x 8' 2" ( 2.72m x 2.49m )  
double glazed window to rear.

### Garden

fully enclosed rear garden with decking and mostly laid to lawn with rear parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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