



**Connells**

Greenridge Close  
Bristol





### Property Description

Connells are excited to be bringing this 3 bedroom updated property with no chain to the market!

Found within the 'Dundry Hills' this property is also just a short distance from local shops, parks and schools as well easy access to and from the city centre via the South Bristol Link Road.

The property comprises of entrance, inner porch, W.C, hallway leading into kitchen, full length lounge/dining room area to the ground floor with three bedrooms (two of which are doubles) and bathroom to the first floor.

This property has been tastefully updated and modernised by the current owners. It truly wants for nothing and is the perfect ready to go home. The kitchen has been updated very recently, and features all built-in appliances with a breakfast bar.

Further benefits include gas central heating, double glazing, ample off street parking and garage.

Available to view, please call 01179664278 or email [southville@connells.co.uk](mailto:southville@connells.co.uk) to book your viewing today!

### Porch

Double glazed door to front and entrance to hall.

### Hall

Access to kitchen/diner and stairs to first floor.

### Kitchen/Diner/Lounge

17' 8" x 24' 10" max ( 5.38m x 7.57m max )  
Dual aspect/Open plan kitchen and dining area. Matching base and head units with built in appliances, extractor fan and breakfast bar. Double glazed doors to patio area and double

glazed window to rear.

Carpeted lounge area with double glazed window to front, TV point and fireplace.

### Bedroom One

10' 9" x 11' 7" max ( 3.28m x 3.53m max )

Double glazed window to front. Carpeted throughout. Walk-in storage.

### Bedroom Two

9' 4" x 10' 9" ( 2.84m x 3.28m )

Double glazed window to rear. Carpeted throughout. Walk-in storage.

### Bedroom Three

8' 6" x 6' 7" ( 2.59m x 2.01m )

Double glazed window to front. Carpeted throughout.

### Downstairs Wc

WC and wash hand basin.

### Upstairs Bathroom

WC and modern wash hand basin with vanity mirror. Shower over bath with shower screen. Frosted double glazed window to side. Fully tiled with hard flooring.







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 Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BMR310892](http://connells.co.uk/Property/BMR310892)**



Tenure: Freehold



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BMR310892 - 0005