

for sale

£365,000



Pynne Road Bristol BS14 8QJ

We are pleased to present to the market this beautifully maintained three-bedroom property, built in 2015, located in the highly sought-after area of BS14. This modern home offers an ideal combination of contemporary living and practicality, making it a perfect choice for families or professionals.



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Entrance Hall

large entrance hallway with WC and large storage cupboard.

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)
spacious lounge with double glazed windows to front aspect of property.

Kitchen

15' 1" x 9' 8" (4.60m x 2.95m)
modern fitted kitchen area with full working appliances to a high specification.

Extended Dining Area

14' 8" x 9' 8" (4.47m x 2.95m)

2 velux, doors to the garden and spacious social area for family.

First Floor Landing

AC cupboard great for storage.

Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)
modern bathroom suite.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)
master bedroom with ensuite.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)



spacious double bedroom, with built in wardrobe.

Bedroom Three

12' 2" x 5' 4" (3.71m x 1.63m)

bedroom Three with double glazed windows to the exterior of the property.

Rear Garden

Driveway

ample parking spaces



To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

Property Ref: BMR311817 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/BMR311817



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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