

for sale

offers in excess of **£450,000**



Hendre Road Ashton Bristol BS3 2LP

Connells are pleased to offer this three bedroom property in the Popular area of Ashton. With off street parking to the front, Two receptions, extended kitchen diner, Garage and three good size bedrooms makes this the perfect family home. Call now to arrange a viewing



Hendre Road Ashton Bristol BS3 2LP

Entrance

Double glazed door to the front

Hallway

New double glazed front door to front.

Lounge

15' 5" Into bay x 12' 2" Max (4.70m Into bay x 3.71m Max)
New double glazed window to the front, Radiator and TV point

Dining Room

Double glazed window to the rear and radiator

Kitchen Diner

19' 5" x 12' 2" (5.92m x 3.71m)

Fitted Kitchen with wall and base units over, sink with drainer, space for all appliances and double glazed windows to the side and doors leading out to the rear garden.

Bedroom One

15' 5" iNTO BAY x 12' 2" MAX (4.70m iNTO BAY x 3.71m MAX)
Double glazed window to the front, radiator and built in storage.

Bedroom Two

13' 5" x 11' 10" Max (4.09m x 3.61m Max)
double glazed window to the rear and radiator

Bedroom Three

7' 8" x 6' 11" (2.34m x 2.11m)



Double glazed window to the front and radiator

Rear Garden

enclosed rear garden, hard landscaped, rear access to the park and access to the garage.

Garage

Accessed via the lane to the rear with up and over doors.





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

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: BMR312012 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/BMR312012



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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