



**Connells**

Canvey Close  
Bristol

# Canvey Close Bristol BS10 5DD

for sale  
£330,000



## Property Description

The property is situated within close proximity to Southmead Hospital plus the shops and amenities of Gloucester Road, Henleaze and Westbury-on-Trym. Offering good public transport links to the city centre and Cribbs Causeway. Located near many schooling options, with Horfield Church Of England Primary School under 500m away.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0117 950 1552**  
**E westburyontrym@connells.co.uk**

6 Canford Lane  
 BRISTOL BS9 3DH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOT308368](http://connells.co.uk/Property/WOT308368)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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