



Connells

Lydney Road
Southmead Bristol



Property Description

The property is situated in close proximity to major employers such as Southmead hospital, Airbus and the MoD. Westbury high street is also within a relatively short walk where there are a number of independent bars & cafés as well as local shops & amenities. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

Entrance Hall

Lounge

16' 2" x 12' 2" (4.93m x 3.71m)

Kitchen

11' 3" x 9' 9" (3.43m x 2.97m)

Extension/utility

17' 10" x 9' 8" (5.44m x 2.95m)

Landing

Master Bedroom

16' 3" x 7' 10" (4.95m x 2.39m)

Bedroom Two

11' 8" x 8' 1" (3.56m x 2.46m)

Bedroom Three

8' 4" x 8' (2.54m x 2.44m)

Bathroom

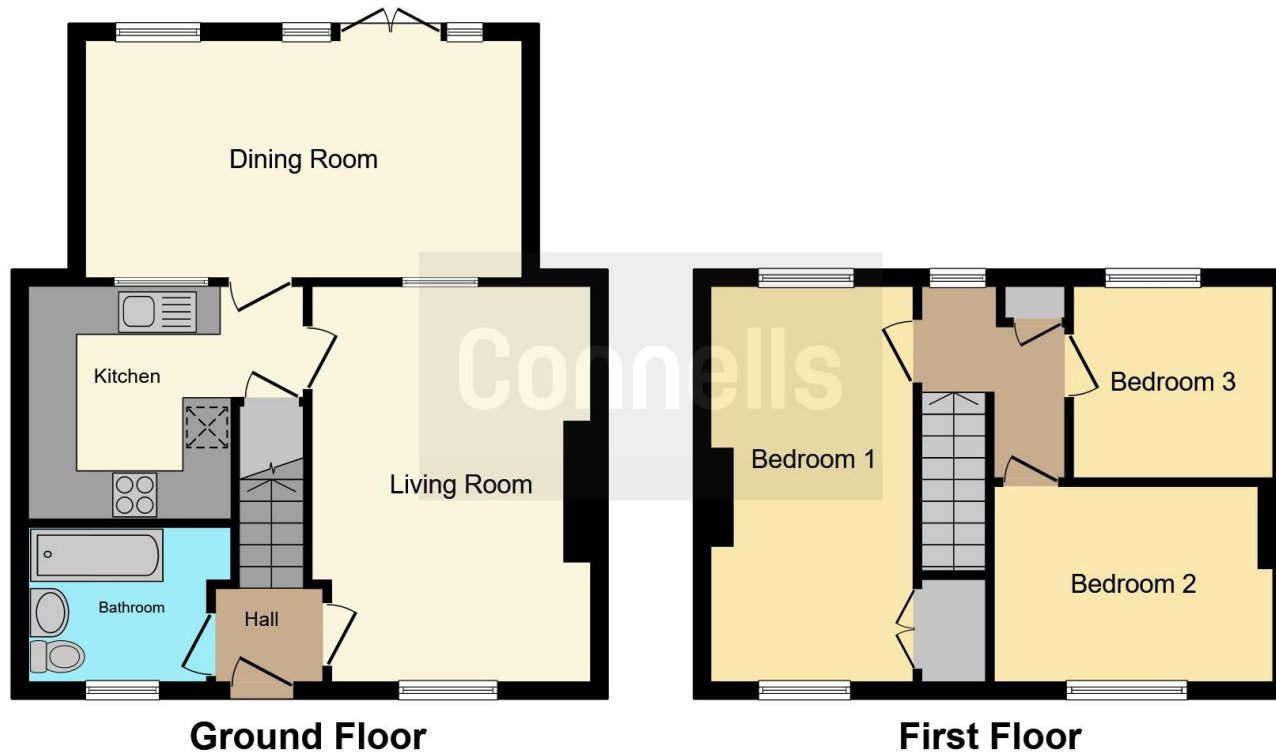
Off Road Parking

Rear Garden









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

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EPC Rating: D

view this property online connells.co.uk/Property/WOT308495

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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