



Connells

Rose Acre
Bristol



Property Description

The accommodation in brief comprises of an entrance porch, entrance hallway, three bedrooms, master with en-suite, lounge, kitchen breakfast room, two conservatories and a main bathroom. To the outside the home offers ample off street parking, single garage and good size gardens to the front side and rear.

This plot it self-offers scope to extend or add an additional dwelling (Subject to Planning Consent),

Close proximity to Cribb Causeway and M5 motorway links being only 1.5 miles away makes commuting in or out of town very convenient. With local shops 0.2 miles

9' 5" Max x 8' 4" Max (2.87m Max x 2.54m Max)

Bathroom

Garden Room

15' x 6' (4.57m x 1.83m)

Conservatory

12' x 9' (3.66m x 2.74m)

Garage

18' 7" x 9' (5.66m x 2.74m)

Side Lobby

Hall

Lounge

15' Max x 11' Max (4.57m Max x 3.35m Max)

Kitchen

11' Max x 11' (3.35m Max x 3.35m)

Master Bedroom

14' 2" x 11' (4.32m x 3.35m)

Ensuite Shower Room

Second Bedroom

11' 10" x 9' 6" (3.61m x 2.90m)

Third Bedroom









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.

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EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/WOT308487](https://www.connells.co.uk/Property/WOT308487)



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Property Ref: WOT308487 - 0005