

Brentry Lane Bristol

# Brentry Lane Bristol BS10 6QQ

# for sale **£400,000**







# **Property Description**

Brentry is a suburb in north Bristol, between Henbury and Southmead. There are local convenience shops, and you'll find everything you need at the nearby Mall at Cribbs Causeway. Westbury-on-Trym is only a couple of miles away in the direction of the city centre.

While Brentry is over five miles from the city centre, there's a regular, direct bus service. The M5 is very convenient, too.

### **Entrance Porch**

#### **Entrance Hall**

#### Lounge

12' 4" x 14' 11" ( 3.76m x 4.55m ) **Dining Room** 12' 11" x 8' 9" ( 3.94m x 2.67m ) **Kitchen** 12' 8" x 8' 4" ( 3.86m x 2.54m ) **Utility Room** 

## Landing

#### Master Bedroom

14' 9" x 10' 9" Max ( 4.50m x 3.28m Max ) Bedroom Two 12' 7" x 10' 10" Max ( 3.84m x 3.30m Max ) Bedroom Three 9' 1" x 7' 8" ( 2.77m x 2.34m ) Family Bathroom

**Front Garden** 

**Rear Garden** 

Garage

**Off Road Parking** 

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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 950 1552 E westburyontrym@connells.co.uk

6 Canford Lane BRISTOL BS9 3DH

EPC Rating: D

check out more properties at connells.co.uk

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.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT308429 - 0002