



**Connells**

Charlton Park  
Brentry Bristol

# Charlton Park Brentry Bristol BS10 6UE

for sale offers in excess of  
**£370,000**



## 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. 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 Hall

## Downstairs Cloakroom

## Lounge

16' 5" x 14' 3" ( 5.00m x 4.34m )

## Kitchen

9' 5" x 8' 7" ( 2.87m x 2.62m )

Open plan to lounge

## Landing

## Bedroom Two

12' 6" x 9' 8" ( 3.81m x 2.95m )

## Bedroom Three

11' 2" x 9' 8" ( 3.40m x 2.95m )

## Bedroom Four

6' 2" x 6' 9" ( 1.88m x 2.06m )

## Bathroom

## Second Floor Landing

## Master Bedroom

14' 6" x 10' 7" ( 4.42m x 3.23m )

## Ensuite To Master

## Front Garden

## Rear Garden

## Off Road Parking

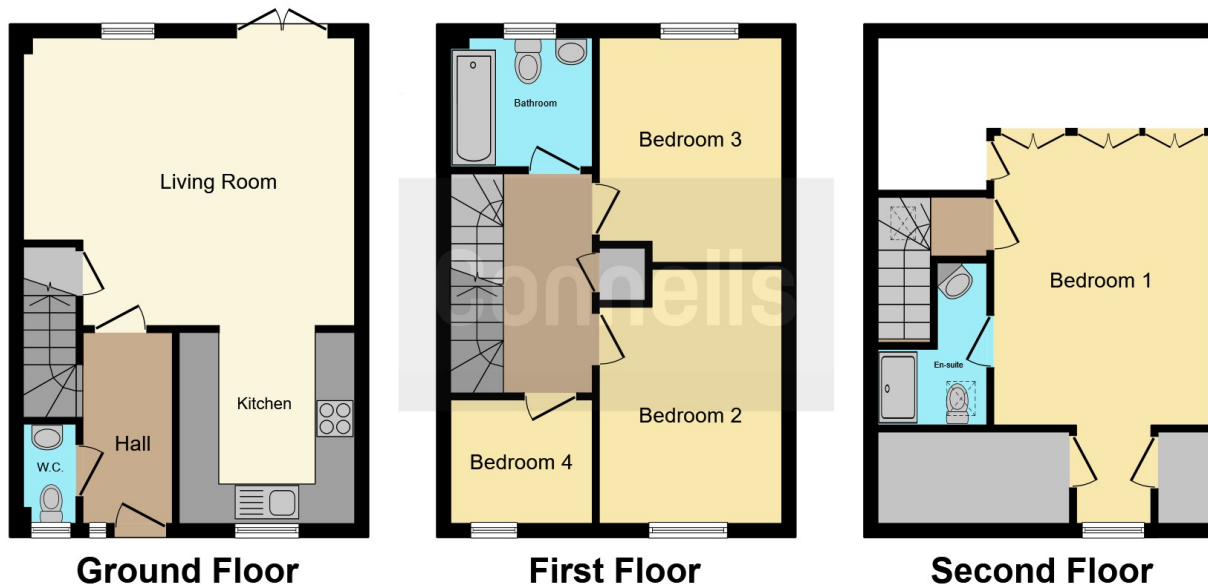
## Agents Note

Please note there is a £20 pcm street maintenance charge to 2C Properties









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WOT307341](http://connells.co.uk/Property/WOT307341)**

Tenure: Freehold



Awaiting Photograph

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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