



**Connells**

Passage Road  
Bristol

Passage Road  
Bristol BS10 7JB

for sale offers in excess of  
**£650,000**



## Property Description

BRENTRY

This property is positioned within the desirable residential area of Brentry; which is in close proximity to the shops and amenities of Cribbs Causeway plus offering good access to Southmead Hospital and the M4/M5 motorway networks.

The nearby village of Westbury on Trym offers a large selection of shops, banks, cafes and restaurants, and lovely family-friendly local pubs. Schools are well catered for as well with Bristol Free School, Brentry Primary School, Little Mead Academy, Fonthill Primary School, Badocks Wood Primary School and Orchard School

13' 10" x 7' ( 4.22m x 2.13m )

### Bathroom

### Landing

### Bedroom Three

11' 3" x 11' ( 3.43m x 3.35m )

### Ensuite To Bedroom Three

### Bedroom Four

11' 3" x 11' Max ( 3.43m x 3.35m Max )

### Garage

28' 6" x 10' ( 8.69m x 3.05m )

Double length Garage

### Hall

### Inner Lobby

### Lounge

21' 10" x 12' 4" ( 6.65m x 3.76m )

### Kitchen

21' x 10' 9" ( 6.40m x 3.28m )

### Master Bedroom

13' 4" x 11' 4" ( 4.06m x 3.45m )

### Bedroom Two

14' 7" x 10' 2" ( 4.45m x 3.10m )

### Bedroom Five









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

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**EPC Rating: D**

Tenure: Freehold

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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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Property Ref: WOT308571 - 0003