



Connells

Comb Paddock
Bristol

Comb Paddock Bristol BS9 4UG

for sale offers in excess of
£350,000



Property Description

Nestled between the charming Henleaze and Westbury-on-Trym, the property offers an ideal

location that ensures easy access to a diverse range of shops, inviting cafes and amenities.

Moreover, residents will have the pleasure of exploring the beautiful green surroundings, including

the expansive Canford Park, the Durdham Down, and Henleaze Swimming Lake.

Front Garden

Rear Garden

Parking

Communal parking

Entrance Hall

Cloakroom

Lounge

12' x 10' 4" (3.66m x 3.15m)

Kitchen/Diner

21' 1" x 8' 9" (6.43m x 2.67m)

Store Room

6' 8" x 2' 6" (2.03m x 0.76m)

Landing

Bedroom

15' 1" x 8' 9" (4.60m x 2.67m)

Bedroom

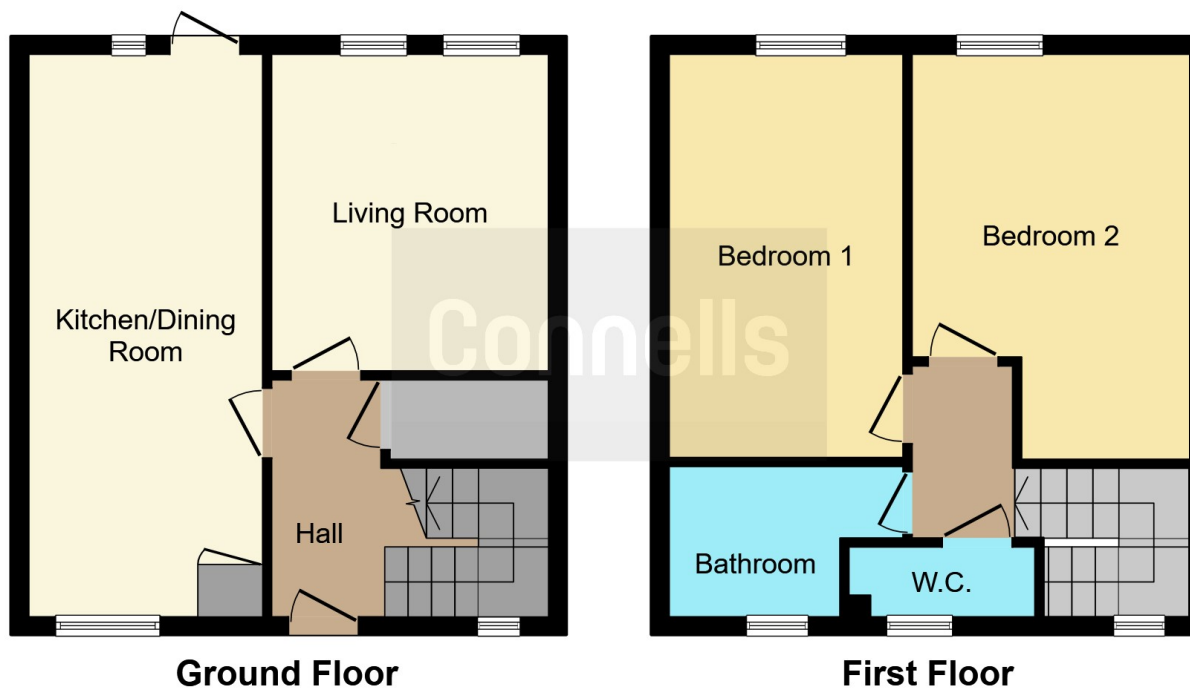
14' 10" into recess x 10' 5" (4.52m into recess x 3.17m)

Bathroom









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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6 Canford Lane
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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308351



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