



Connells

Westacre Close
Bristol

Westacre Close
Bristol BS10 7DQ

for sale offers in excess of
£220,000



Property Description

5Westacre Close is conveniently located less than five miles from Bristol City Centre and just a few minutes drive from The Mall at Cribbs Causeway. A range of shops and other public amenities are available locally in Henbury. Meanwhile, the picturesque green open space of the Blaise Castle Estate, the shops on Crow Lane and Westbury Village itself are all within walking distance.

Entrance Porch

Entrance Hall

Cloakroom

Lounge

21' 7" max x 16' 4" max (6.58m max x 4.98m max)

Kitchen

9' 1" x 7' 7" (2.77m x 2.31m)

Bedroom 1

12' 4" x 12' 3" (3.76m x 3.73m)

Bedroom 2

12' 2" x 8' 11" (3.71m x 2.72m)

Bathroom

Front Garden

Rear Garden

Parking











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
BRISTOL BS9 3DH

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT308740

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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