



Connells

Eastfield Road
Westbury-On-Trym Bristol

Eastfield Road Westbury-On-Trym Bristol BS9 4AE

for sale offers in excess of
£450,000



Property Description

Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village. Excellent schools nearby include Westbury-on-Trym C of E Academy (primary), St Ursula's (primary), Red Maids, Badminton and Bristol Free School, as well as being close to bus connections to central areas of Bristol.

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved. Also it is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Lounge

15' x 12' 6" (4.57m x 3.81m)

Dining Room

12' 10" x 11' 1" (3.91m x 3.38m)

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

Bedroom

15' x 11' (4.57m x 3.35m)

Bedroom

12' 6" x 11' (3.81m x 3.35m)

Bedroom

8' 8" x 7' 11" (2.64m x 2.41m)

Bathroom

Loft Space

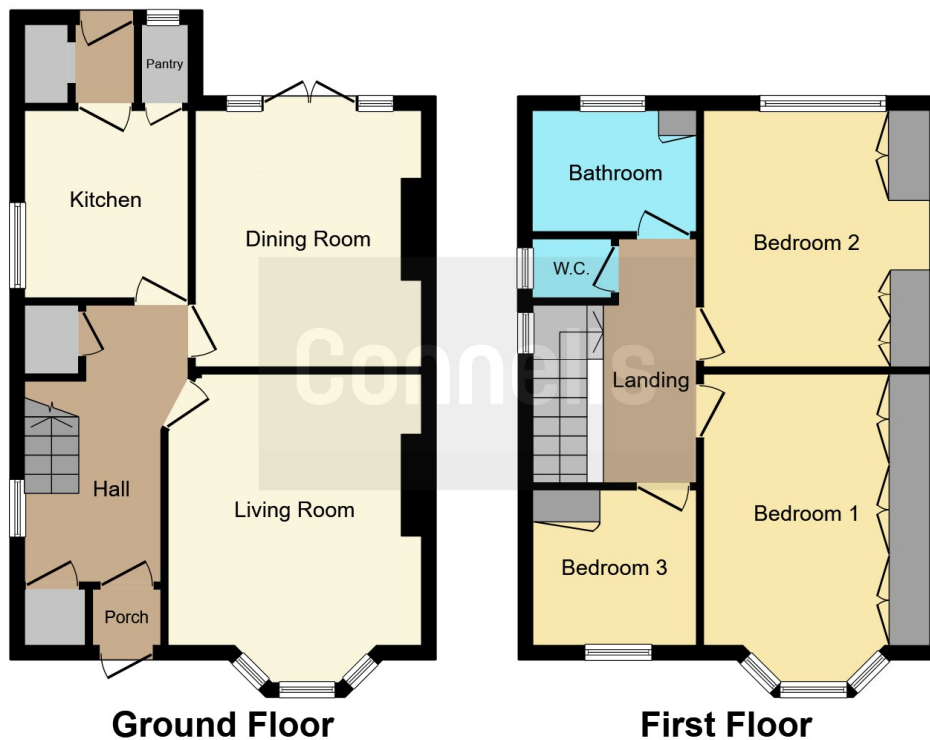
Off Road Garage

16' x 8' 10" (4.88m x 2.69m)









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: F

view this property online connells.co.uk/Property/WOT308751

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.

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