



Connells

Grange Court Road
Bristol



Property Description

Located on one of the most popular BS9 roads with access easy access to both Westbury-on-Trym and Henleaze, we are delighted to offer this extremely well presented 2 bedroom ground floor garden maisonette. With spacious, well planned accommodation - further complimented by many original style features including a beautiful fire surround in the main living room, this will no doubt attract the attention of many potential purchasers and really must be viewed to be fully appreciated. The French style doors from the kitchen lead out onto the impressive, established rear garden. Benefiting from tall UPVC double glazed windows throughout allowing light into the property and beautifully ornate high ceilings, making this a really outstanding home. The property is close to Durham Downs and Canford park with good transport links to Bristol City Centre and the Cribbs Causeway Shopping Mall. The location provides an excellent choice of surrounding schools and a very tranquil neighbourhood. Local amenities include shops, cafés and restaurants in the Westbury and Henleaze area.

Entrance Porch

Entrance Hall

Door to the front of the property, wall mounted radiator and flooring.

Lounge

18' 7" x 13' 5" (5.66m x 4.09m)

Double glazed bay window to the rear of the property overlooking the garden, fireplace, wall mounted radiator and carpeted.

Dining Room

13' 8" x 12' 7" (4.17m x 3.84m)

Double glazed window to the rear of the property, wall mounted radiator and wooden flooring. "

Kitchen

15' 11" x 8' 6" (4.85m x 2.59m)

Fitted kitchen with matching wall and base units and tiled work tops over. Belfast style sink with mixer tap over, integrated electric oven and gas hob, plumbing for washing machine and dishwasher and space for under counter fridge and freezer. Double glazed window to the side of the property, tiled splashbacks and flooring, extractor fan, breakfast bar with wood effect top and door leading to the garden.

Bedroom One

14' 4" x 12' 6" (4.37m x 3.81m)

Double glazed bay window to the front of the property, wall mounted radiator and wooden flooring.

Bedroom Two

14' 8" x 7' (4.47m x 2.13m)

Double glazed window to the side of the property, wall mounted radiator and carpeted.

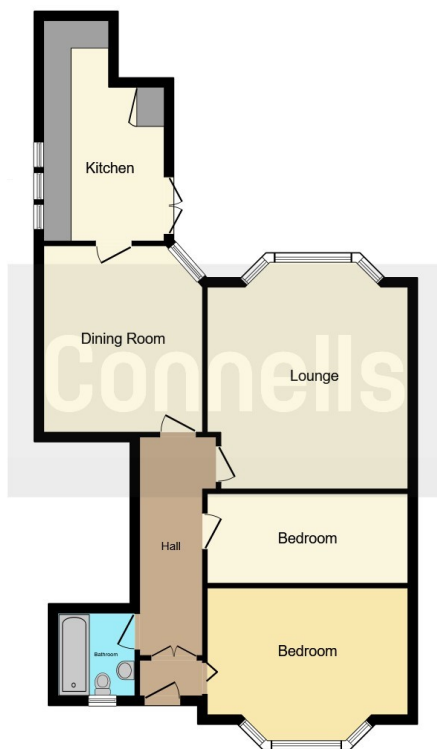
Bathroom

Suite comprising of bath with mixer taps and shower attachment, WC and wash hand basin. Double glazed window to the front of the property, part tiled walls and tiled floor.









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

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT308735

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jul 1996. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT308735 - 0010