



**Connells**

Marbeck Road  
Bristol

Marbeck Road  
Bristol BS10 6DJ

for sale offers in excess of  
**£375,000**



### Property Description

The property is situated in close proximity to major employers such as Southmead hospital, Airbus and the MoD. Westbury high street is also within a relatively short walk where there are a number of independent bars & cafés as well as local shops & amenities. There are fantastic schools within close proximity with Little Mead Academy (ofsted outstanding) only a few minutes walk away from the home. The property is also close to the highly regarded Bristol free school (ofsted good). This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

### Entrance Hall

### Downstairs Cloakroom

### Lounge

16' 3" x 12' 9" ( 4.95m x 3.89m )

### Kitchen/Dining Room

19' 3" x 10' 4" ( 5.87m x 3.15m )

### Landing

### Bedroom 1

11' 7" x 11' 3" ( 3.53m x 3.43m )

### Bedroom 2

10' 4" x 11' 1" ( 3.15m x 3.38m )

### Bedroom 3

8' 3" x 8' 2" ( 2.51m x 2.49m )

### Store Room

10' 1" x 5' 6" ( 3.07m x 1.68m )

### Store Room

5' 6" x 5' 1" ( 1.68m x 1.55m )

### Home Office/Games Room

19' 6" x 14' 4" ( 5.94m x 4.37m )

### Off Road Parking

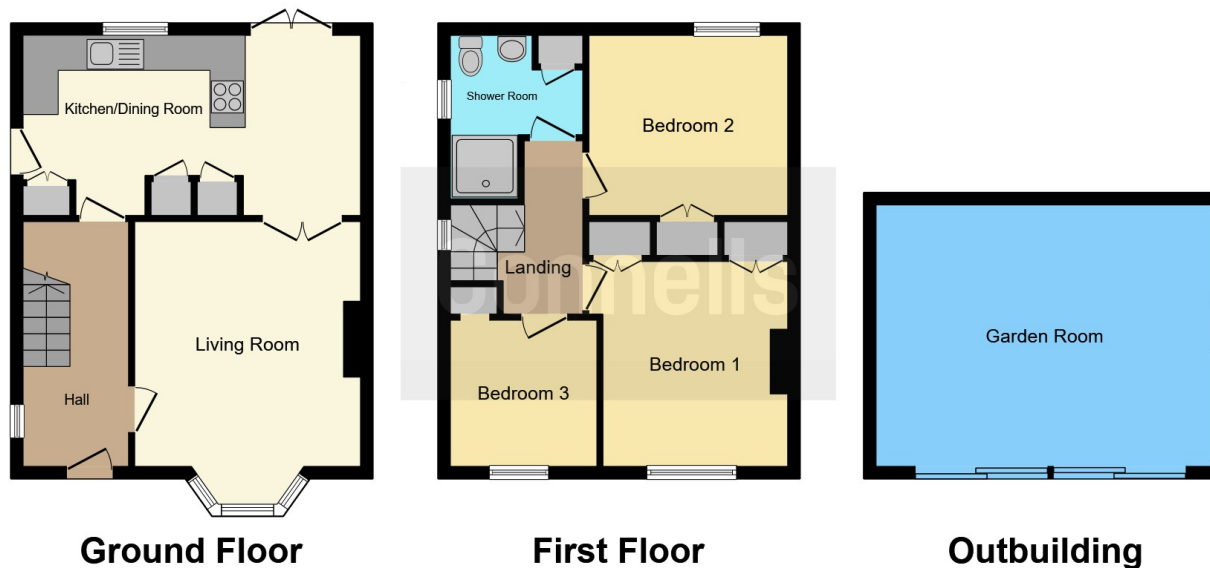
### Front Garden

### Rear Garden









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**[view this property online connells.co.uk/Property/WOT308748](http://connells.co.uk/Property/WOT308748)**



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