



Connells

Royal Victoria Park
Bristol

Royal Victoria Park
Bristol BS10 6TD

for sale offers in excess of
£425,000



Property Description

GUIDE PRICE £425,000 - £450,000 Royal Victoria Park offers great access to the M5 junction & retail parks at Cribbs Causeway, as well as the eclectic mix of shops, cafés & restaurant in the popular village of Westbury on Trym. Southmead Hospital is just 1.5 miles away. There are wonderful woodland walks on your doorstep taking in the grounds at Repton Hall across to Brentry Hill.

Agents Note:

Please note there is a maintenance charge of £30 a year.

Entrance Hall

Lounge

29' 1" Max x 15' 7" Max (8.86m Max x 4.75m Max)

Kitchen

15' 7" x 8' 9" (4.75m x 2.67m)

Utility Room

Landing

Bedroom 1

13' 5" x 8' 10" (4.09m x 2.69m)

Ensuite

Bedroom 2

15' 6" x 10' 5" (4.72m x 3.17m)

Bedroom 3

9' 5" x 8' 11" (2.87m x 2.72m)

Bathroom

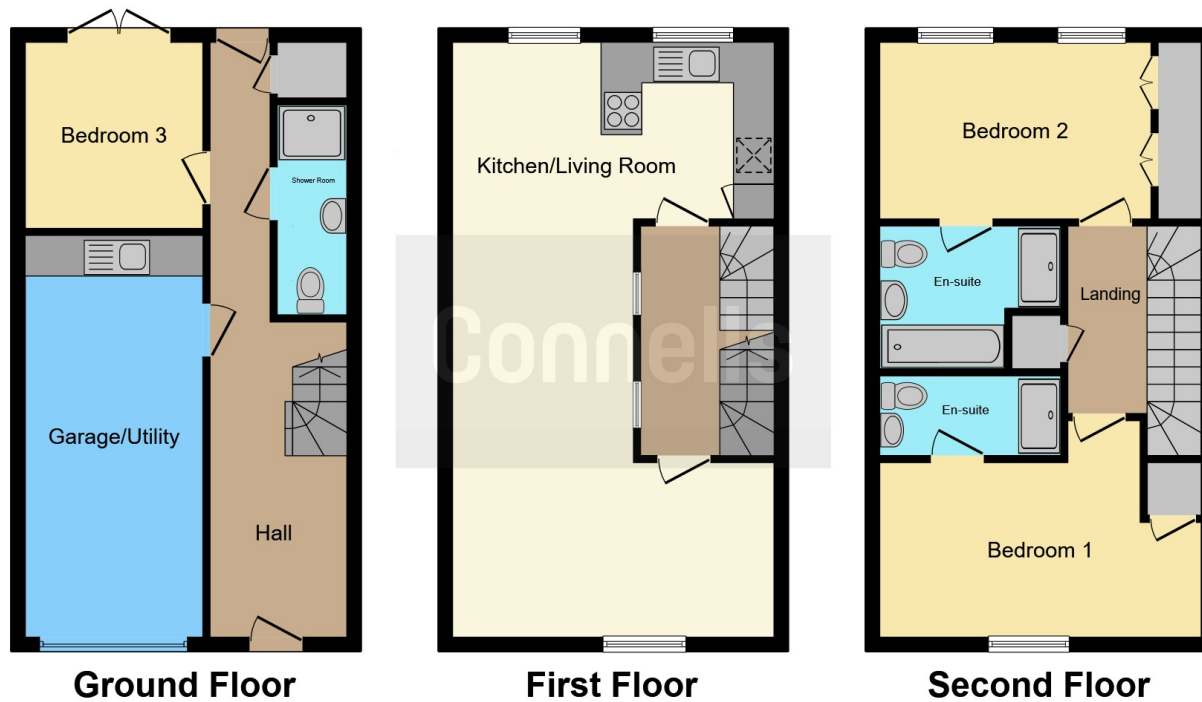
Loft space

Outbuilding









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308750



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.

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