



Connells
0117 950 1552
connells.co.uk
FOR SALE

Ely Grove Bristol BS9 2LD

for sale offers in excess of
£425,000



Property Description

Within a short distance you can be at the local shops in Stoke Bishop, the bus stop on the Portway that has regular buses that leave via the Park & Ride into the city centre, or at the train station that feeds directly into Temple Meads via Clifton Down. Or, if you want some fresh air, the Blaise Castle & Kingsweston Estates, Shirehampton Golf Course and the River Trym are also all within a 15-minute walk.

Entrance Porch

Entrance Hall

Cloakroom

Study

9' 8" x 5' 11" (2.95m x 1.80m)

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

Kitchen

21' 5" x 19' 8" (6.53m x 5.99m)

Utility Room

9' 3" x 5' 11" (2.82m x 1.80m)

Boiler/Store Room

Landing

Bedroom 1

12' 7" x 11' (3.84m x 3.35m)

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m)

Bedroom 3

11' 1" x 7' 4" (3.38m x 2.24m)

Bathroom

Loft Space

Front Garden

Rear Garden

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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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: D

view this property online connells.co.uk/Property/WOT308768

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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