



Connells

Royal Victoria Park
Bristol

Royal Victoria Park
Bristol BS10 6TD

for sale offers in excess of
£470,000



Property Description

THREE/FOUR BEDROOM END TERRACE FAMILY HOME OFFERS VERSATILE MODERN ACCOMMODATION THAT HAS BEEN WELL MAINTAINED AND UPDATED BY THE CURRENT OWNERS OFFERING RELATIVELY NEW BOILER, 22FT FIRST FLOOR LOUNGE, 25FT DINING ROOM, WHICH IS OPEN PLAN TO 10FT KITCHEN, DOWNSTAIRS CLOAKROOM, THIRD RECEPTION/UTILITY/FOURTH BEDROOM, 21FT MASTER BEDROOM WITH ENSUITE, 11FT SECOND DOUBLE BEDROOM, FAMILY BATHROOM WITH BATH AND SHOWER PLUS THIRD BEDROOM. FURTHER FEATURES INCLUDE ATTRACTIVE WELL KEPT REAR GARDEN WITH SIDE ACCESS, REDUCED GARAGE STORAGE AND OFF ROAD PARKING.

Royal Victoria Park is an exclusive cul-de-sac on the Brentry Park Development, built in 2002 which 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:

The sellers advise that they pay £30 per annum as a contribution towards upkeep of the estate.

Agents Note:

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

Entrance Hall

Cloakroom

Dining Room

15' x 13' 2" (4.57m x 4.01m)

Lounge

22' 3" x 12' 3" (6.78m x 3.73m)

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

Reception/Utility

15' 3" x 9' 2" (4.65m x 2.79m)

Garage Storage

Landing

Bedroom 1

21' 10" x 15' 6" (6.65m x 4.72m)

En Suite

Bedroom 2

11' 2" x 9' 1" (3.40m x 2.77m)

Bedroom 3

9' x 7' (2.74m x 2.13m)

Bathroom

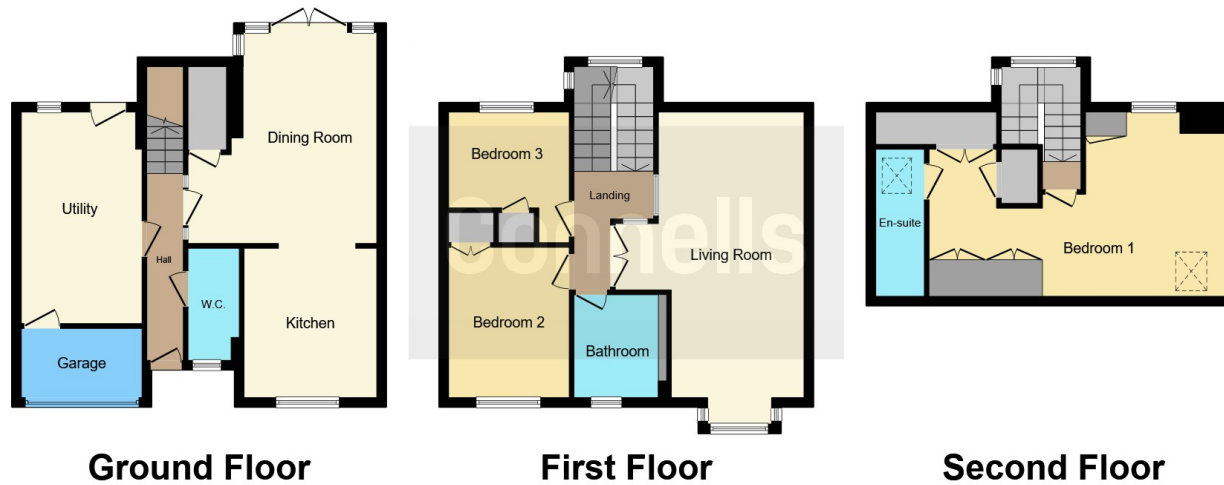
Rear Garden

Driveway









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

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EPC Rating: C

Tenure: Freehold

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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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