



Connells

Shirehampton Road
BRISTOL

Shirehampton Road
BRISTOL BS9 2EA

for sale offers in excess of
£475,000



Property Description

EXTENDED AND NOW FULLY REFURBISHED WITHIN THE LAST 5 YEARS (INCLUDING NEW ROOF, BOILER, KITCHEN AND BATHROOM) THIS FABULOUS SIZE PLOT OFFERS A THREE DOUBLE BEDROOM

FAMILY SIZE PRE WAR SEMI DETACHED HOME COMPLETE WITH 18FT LOUNGE/DINING ROOM, 13FT FAMILY ROOM, 14FT X 13FT KITCHEN, UTILITY ROOM, 2025 BATHROOM WITH BATH AND SHOWER,

STUNNING TWO TIER PRIVATE REAR GARDEN LAID TO LAWN AND DECKING PLUS OFF ROAD PARKING FOR TWO VEHICLES

The Sea Mills location of the property is perfect for access to the local shops and amenities,

the vast and stunning open spaces of Blaise Castle and Kings Weston estates and offers easy use of the transport links into Clifton and the City Centre along with Sea Mills train station.

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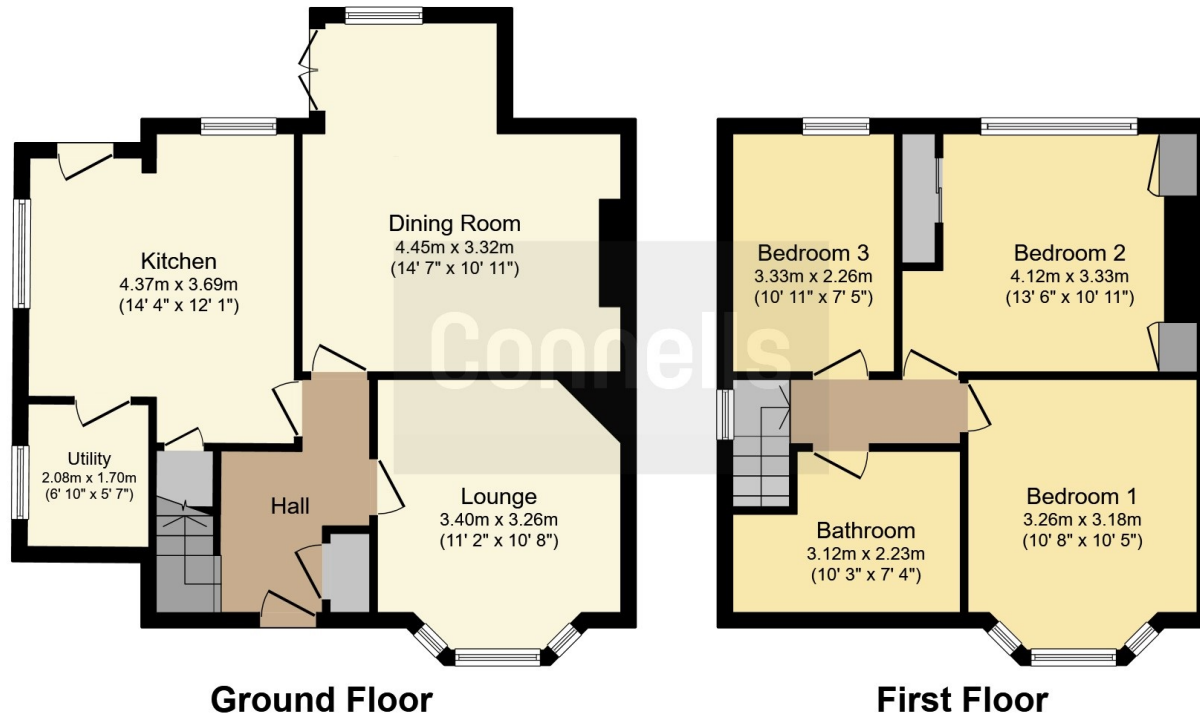
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Total floor area 102.0 m² (1,098 sq.ft.) approx

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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308971



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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