



Connells

East Parade
BRISTOL

East Parade BRISTOL BS9 2JW

for sale offers in excess of
£450,000



Property Description

East parade was one of the original roads built as part of the 1920s move towards Garden suburbs, the land was donated by the last squire Philip Napier Miles.

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.

Lounge/Kitchen

23' 6" Max x 21' 7" Max (7.16m Max x 6.58m Max)

Utility

Conservatory

14' 3" x 9' 6" (4.34m x 2.90m)

Landing

Master Bedroom

12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom Two

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

Bedroom Three

10' 8" x 8' 10" (3.25m x 2.69m)

Bathroom

8' 9" x 4' 6" (2.67m x 1.37m)

Front, Side And Rear Gardens

Off Road Parking/Plot Of Land

Garage









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: D

view this property online connells.co.uk/Property/WOT308989

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.

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