



Connells

Westonian Court Glenavon Park
Bristol

Westonian Court Glenavon Park Bristol BS9 1RJ

for sale offers in excess of
£350,000



Property Description

Glenavon Park is a development of residential homes close to a host of amenities in Stoke Bishop village and Stoke Lane. There are restaurants, hostelrys, delicatessens and hairdressers. The nearby environs include primary and secondary schools, state and independent. Sporting facilities nearby include recreational playing fields, golf courses and leisure complexes. Immediately adjacent is the nature reserve with lake, home to a wide variety of native flora and fauna. Sneyd Park is situated providing easy access to the A4 and Bristol's Commercial Centre and the motorway networks M4 and M5. Seamills Train Station is 1.3 miles distant and provides services to Bristol Temple Meads and Parkway which serve most cities nationwide. Bristol Airport includes a comprehensive range of flights to most European and some long haul destinations.

Entrance Hall

Lounge

17' 3" x 13' 1" (5.26m x 3.99m)

Dining Room

13' 1" x 7' 9" (3.99m x 2.36m)

Kitchen

10' 10" x 7' 4" (3.30m x 2.24m)

Utility Cupboard

Groundfloor Balcony

11' 4" x 7' (3.45m x 2.13m)

Study

Bedroom One

13' 1" x 9' 5" (3.99m x 2.87m)

Boot Room

5' 3" x 2' 11" (1.60m x 0.89m)

Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m)

Bathroom

7' 4" x 6' (2.24m x 1.83m)

Garage

Off Road Parking









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/WOT308965

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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