





# Staveley Crescent Bristol BS10 6HX

for sale offers in excess of  
**£350,000**



## Property Description

The property is situated in close proximity to Southmead hospital, Airbus and the MoD and Cribbs Causeway Shopping Centre. Westbury high street is also within a relatively short walk where there are a number of independent bars & cafés as well as local shops & amenities. There are fantastic schools within close proximity with Little Mead Academy only a short walk away from the home. The property is also in the catchment area for the highly regarded Bristol free school.

## Entrance Porch

## Entrance Hall

## Cloakroom

## Study

5' 9" x 5' 3" ( 1.75m x 1.60m )

## Lounge

14' 4" x 10' 8" ( 4.37m x 3.25m )

## Dining Room

9' 5" x 8' 1" ( 2.87m x 2.46m )

## Kitchen

13' 5" x 9' 4" ( 4.09m x 2.84m )

## Conservatory

20' 10" x 8' 1" ( 6.35m x 2.46m )

## Landing

## Master Bedroom

14' 9" x 10' 8" ( 4.50m x 3.25m )

## Bedroom Two

14' 2" x 7' 2" ( 4.32m x 2.18m )

## Bedroom Three

10' 6" x 9' 4" ( 3.20m x 2.84m )

## Family Bathroom

9' 2" x 5' 7" ( 2.79m x 1.70m )

## Front Garden

## Rear Garden

## Off Road Parking

## Outbuilding

## Garage



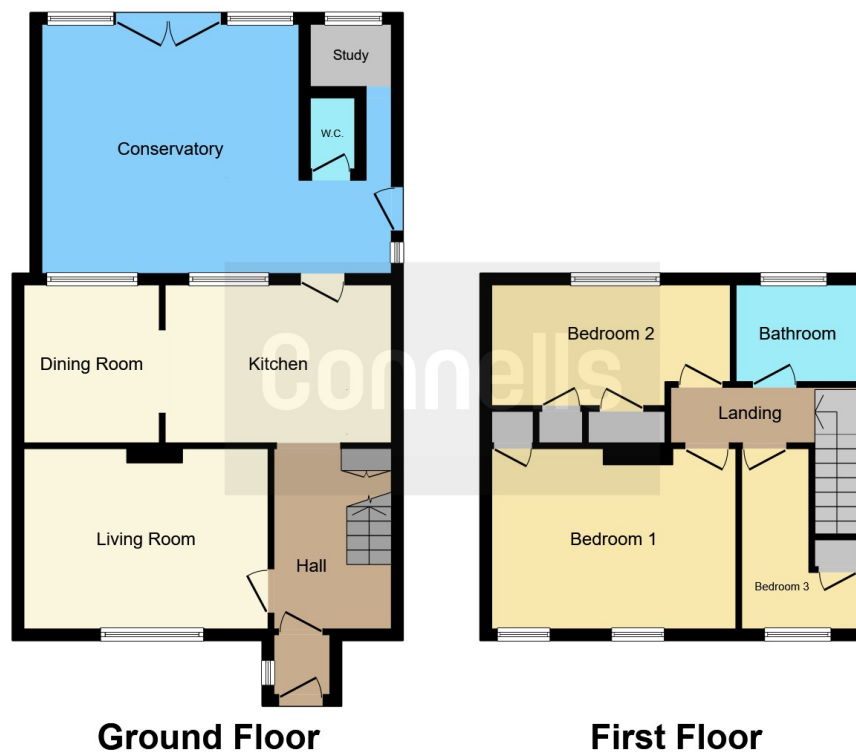












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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6 Canford Lane  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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