



Connells

Brookleaze
Bristol

Brookleaze Bristol BS9 2EX

for sale offers in excess of
£375,000



Property Description

WELL PRESENTED THREE BEDROOM POST WAR HOME COMES COMPLETE WITH PORCH EXTENSION, 16FT LOUNGE, 16FT KITCHEN/DINING ROOM, 13FT MASTER BEDROOM WITH EXPOSED FLOORBOARDS, 12FT DOUBLE BEDROOM, THIRD BEDROOM, 8FT BATHROOM, LARGE SOUTH FACING REAR GARDEN PLUS OFF ROAD PARKING FOR TWO VEHICLES.

The location is close to good schools and offers major bus routes close by including Park-and-Ride bus stops, the A4 Portway transport link into Bristol City Centre and nearby Sea Mills train station which has a direct connection into Bristol Temple Meads. Sea Mills Square is also within walking distance where you can find your local shops, a small cafe and the local bus stop.

Agents Note :Dorlonco properties are mortgageable but lending is restricted please take advice in the first instance.

Entrance Porch

Entrance Hall

Lounge

16' x 11' 9" (4.88m x 3.58m)

Kitchen/Dining Room

16' x 12' 1" (4.88m x 3.68m)

Shower Room/Cloakroom

Landing

Master Bedroom

13' 9" x 11' 8" Max (4.19m x 3.56m Max)

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom Three

9' 4" x 7' (2.84m x 2.13m)

Family Bathroom

8' 7" x 4' 7" (2.62m x 1.40m)

Front Garden

Rear Garden

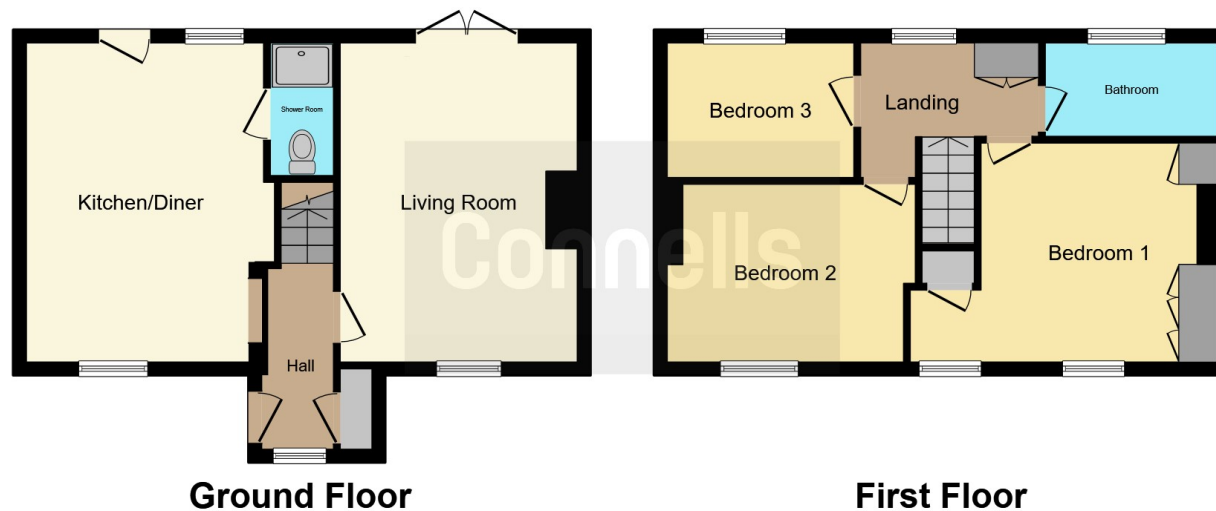
Outbuilding

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

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309067



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT309067 - 0003