



**Connells**

Tranmere Avenue  
Bristol



Tranmere Avenue  
Bristol BS10 7JL

for sale offers in excess of  
**£575,000**



### Property Description

BRENTRY positioned within the desirable residential area of Brentry; which is in close proximity to the shops and amenities of Cribbs Causeway plus offering good access to Southmead Hospital and the M4/M5 motorway networks.

### Entrance Hall

### Lounge

11' 3" x 16' ( 3.43m x 4.88m )

### Dining Room

9' 3" x 12' 2" ( 2.82m x 3.71m )

### Kitchen

28' 5" x 10' 3" ( 8.66m x 3.12m )

### Bedroom

10' 4" x 8' 4" ( 3.15m x 2.54m )

### Bedroom

14' 6" x 11' 10" ( 4.42m x 3.61m )

### Bedroom

11' x 9' 9" ( 3.35m x 2.97m )

### Bedroom

10' 10" x 20' 6" ( 3.30m x 6.25m )

### Bathroom

### Bedroom

17' 5" x 9' 4" ( 5.31m x 2.84m )

### Loft Space

### Bedroom

11' 10" x 9' 9" ( 3.61m x 2.97m )

### Annex Kitchen

10' 3" x 11' 3" ( 3.12m x 3.43m )

### Annex Bedroom

22' 9" x 13' 2" ( 6.93m x 4.01m )















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)

To view this property please contact Connells on

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6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: D      Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309077](http://connells.co.uk/Property/WOT309077)**



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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