



Connells

Epworth Road
Bristol

Epworth Road
Bristol BS10 6QF

for sale
£325,000



Property Description

This property is situated in Brentry which offers convenient access to the many shops, restaurants and amenities of Westbury Village and the Mall at Cribbs Causeway. Nearby, there are a number of well-regarded state and independent schools including Blaise Primary School and Bristol Free School. There are also good transport links to the M4/M5 motorway networks.

Entrance Hall

Lounge

12' 9" x 12' 11" (3.89m x 3.94m)

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m)

Open plan to:

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

Utility Room

13' 2" x 3' 11" (4.01m x 1.19m)

Rear Lobby

Landing

Master Bedroom

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

Front Garden

Potential to create off road parking (Pending Local Authority permission).

Rear Garden

Outbuilding

19' 8" x 12' 2" (5.99m x 3.71m)

Agents Note

Appears to be Type 2 Laing Easiform Construction - Check with your provider for best mortgage option









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

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308959



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