



Connells

Ardern Close
Bristol

Ardern Close Bristol BS9 2QT

for sale offers in excess of
£425,000



Property Description

Benefits include gas central heating, double glazed throughout and large double driveway available and the addition of Solar panels, with home battery. The property is conveniently situated for the M4/M5 motorway links, The Portway and only a short stroll from the open green spaces of Blaise Castle. The property is situated on a quiet road moments from the Westbury on Trym village with multiple green spaces nearby to enjoy the surrounding areas. This property is just a short walk to the Ofsted 'Outstanding'-rated Red Bus Nursery and Pre-School.

EPC rating A

Bedroom 2

11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom 3

10' 7" x 6' 10" (3.23m x 2.08m)

Bathroom

6' 10" x 9' 1" (2.08m x 2.77m)

Front Garden

Rear Garden

Parking

Entrance Porch

Entrance Hall

Lounge/Diner

25' 4" x 10' 6" (7.72m x 3.20m)

Kitchen

6' 7" x 13' (2.01m x 3.96m)

Landing

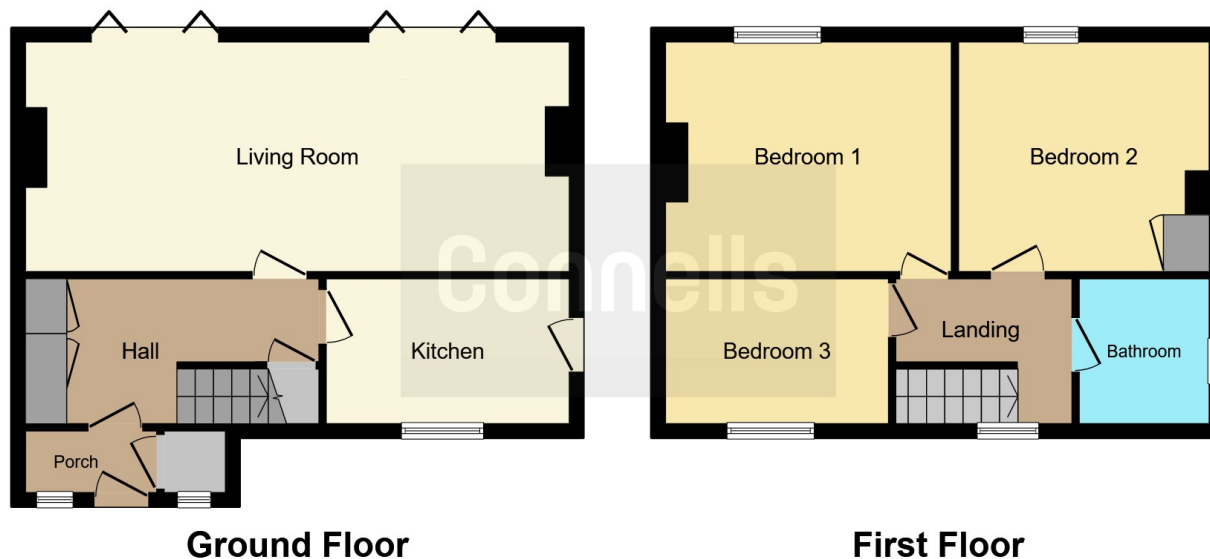
Bedroom 1

13' 7" x 10' 7" (4.14m x 3.23m)









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
 BRISTOL BS9 3DH

EPC Rating: A Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309179



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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