



**Connells**

Waters Lane  
Bristol

Waters Lane  
Bristol BS9 4AA

for sale  
£375,000



### Property Description

Waters Lane is just a few metres from the eclectic mix of shops, cafés, coffee shops and restaurants in the village of Westbury on Trym, it also offers convenient access to the nearby wildlife park, schools, bus routes and the fabulous Canford Park is just 450 metres away.

Waters Lane is just a few metres from the eclectic mix of shops, cafés, coffee shops and restaurants in the village of Westbury on Trym, it also offers convenient access to the nearby wildlife park, schools, bus routes and the fabulous Canford Park is just 450 metres away.

Waters Lane is just a few metres from the eclectic mix of shops, cafés, coffee shops and restaurants in the village of Westbury on Trym, it also offers convenient access to the nearby wildlife park, schools, bus routes and the fabulous Canford Park is just 450 metres away.

Waters Lane is just a few metres from the eclectic mix of shops, cafés, coffee shops and restaurants in the village of Westbury on Trym, it also offers convenient access to the nearby wildlife park, schools, bus routes and the fabulous Canford Park is just 450 metres away.











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

**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309206](http://connells.co.uk/Property/WOT309206)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOT309206 - 0005