



Connells

Zetland Road
Bristol

Zetland Road
Bristol BS6 7AJ

for sale offers in excess of
£925,000



Property Description

Situated in the heart of Redland, close to the excellent independent shops, restaurants and amenities of Gloucester Road, whilst also being close by Redland train station, Cotham Gardens Park and excellent local schools including Cotham Gardens Primary and Cotham Secondary. Whiteladies Road and other central areas of Bristol are also within easy reach, as are Bristol University, BRI hospital and other hospitals and the commercial centre of Bristol.

Entrance Porch

Entrance Hall

Lounge

13' 4" x 16' 5" Into Bay (4.06m x 5.00m Into Bay)

Kitchen/Dining Room

21' 6" x 13' 5" (6.55m x 4.09m)

Middle Floor Balcony

Landing

Bedroom One

17' 11" x 13' 5" (5.46m x 4.09m)

Bedroom Two

14' x 13' 4" (4.27m x 4.06m)

Bedroom Three

14' 5" x 10' (4.39m x 3.05m)

Bathroom

8' 7" x 6' 1" (2.62m x 1.85m)

Annex Entrance Hall

Bedroom Four/Annex Lounge

17' into bay x 16' 1" (5.18m into bay x 4.90m)

Bedroom Five/Annex Bedroom

13' 2" x 8' (4.01m x 2.44m)

Annex Kitchenette

8' x 4' 7" (2.44m x 1.40m)

Annex Bathroom

13' 3" x 8' 9" (4.04m x 2.67m)

Annex Utility

Front Garden

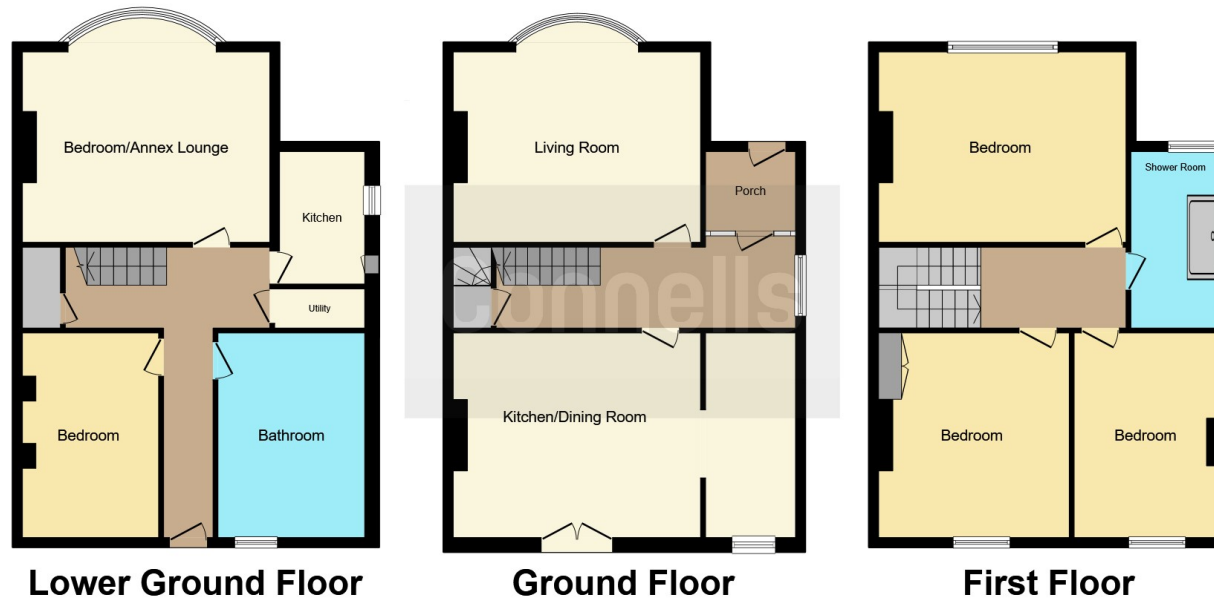
Rear Garden

Outbuilding









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: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309238



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.

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