



Comb Paddock BRISTOL BS9 4UG

for sale
£325,000



Property Description

Nestled between the charming Henleaze and Westbury-on-Trym, the property offers an ideal

location that ensures easy access to a diverse range of shops, inviting cafes and amenities.

Moreover, residents will have the pleasure of exploring the beautiful green surroundings, including

the expansive Canford Park, the Durdham Down, and Henleaze Swimming Lake.

Call to book a viewing today

Entrance Hall

Lounge

11' 8" x 10' 4" (3.56m x 3.15m)

Kitchen

8' 8" x 21' (2.64m x 6.40m)

Bedroom 1

8' 8" x 18' 1" (2.64m x 5.51m)

Bedroom 2

10' 4" x 11' 8" (3.15m x 3.56m)

Bathroom

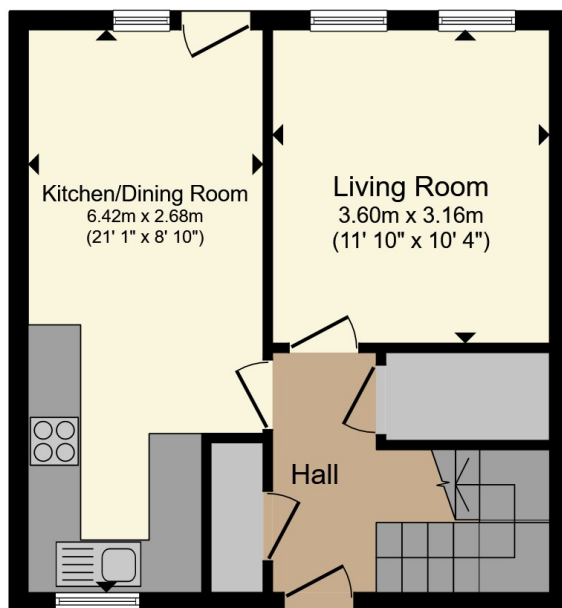
Front Garden

Back Garden

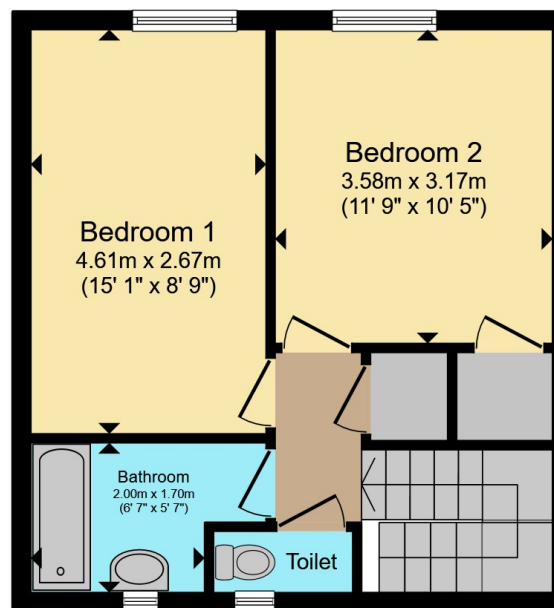








Ground Floor



First Floor

Total floor area 76.3 m² (821 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating:
Awaited

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309299



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