





Property Description

Located within the popular and peaceful setting of Charlton Gardens, this spacious three bedroom semi-detached home offers well-presented accommodation throughout, making an ideal choice for families and first-time buyers alike.

Situated in a quiet cul-de-sac, the property benefits from a larger than average garden positioned on a generous corner plot, providing excellent outdoor space and plenty of potential.

Internally, the property offers well-proportioned living accommodation with a welcoming feel throughout, including a spacious reception room, well-equipped kitchen, three good-sized bedrooms and a family bathroom.

The generous garden is a particular highlight, offering plenty of room for entertaining, relaxing or for children to enjoy, while the corner plot provides a degree of privacy rarely found with similar homes.

Charlton Gardens is ideally positioned for access to local amenities, schools, transport links and the wider Bristol area, making this a convenient and desirable location for a range of buyers.

Early viewing is highly recommended to appreciate the space, presentation and unusually generous plot this fantastic home has to offer.

Bedroom 1

14' 3" MAX x 10' 3" MAX (4.34m MAX x 3.12m MAX)

Bedroom 2

9' 8" x 8' 8" (2.95m x 2.64m)

Bedroom 3

5' 11" x 6' 10" (1.80m x 2.08m)

Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Lounge

11' 6" MAX x 7' 3" MAX (3.51m MAX x 2.21m MAX)

Dining Room

10' 11" MAX x 9' 3" MAX (3.33m MAX x 2.82m MAX)

Kitchen

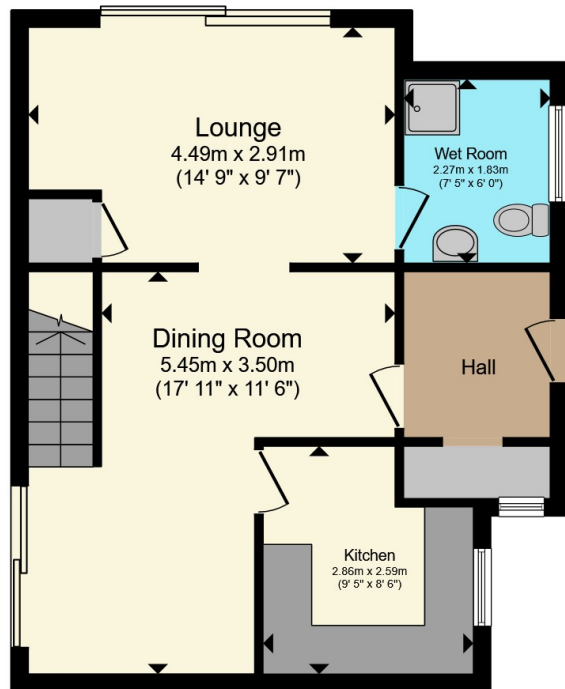
9' 4" MAX x 8' 7" MAX (2.84m MAX x 2.62m MAX)

Wet Room

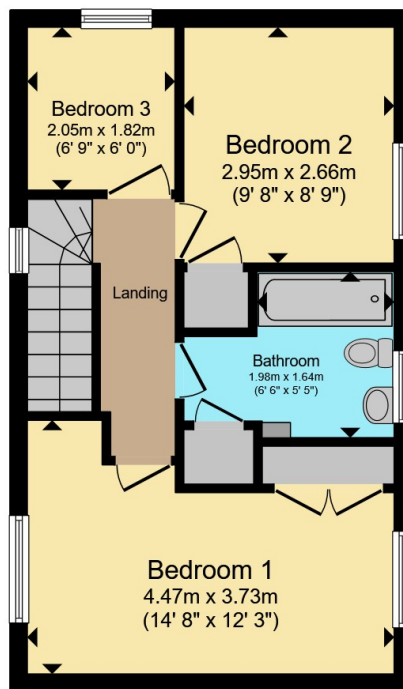
6' 9" x 4' 8" (2.06m x 1.42m)

Landing





Ground Floor



First Floor

Total floor area 84.0 m² (904 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

Connells



To view this property please contact Connells on

T 0117 950 1552

E westburyontrym@connells.co.uk

6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/WOT309659

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT309659 - 0007