



Connells

Soldiers Road
Patchway Bristol



Property Description

This two-bedroom property has a lot to offer, with a bright and welcoming lounge. A spacious kitchen/diner ideal for everyday living and entertaining, and a convenient cloakroom. Outside, the property benefits from an enclosed rear garden along with off-street parking.

The nearest primary school to the property is Charlton Wood Primary Academy which is 400 metres away. The nearest secondary school is Patchway Community School which is 1.8 kilometres away.

The closest station is Patchway station which is 1.4 kilometres away. Three food-stores are within 0.5 miles.

Agent's Note

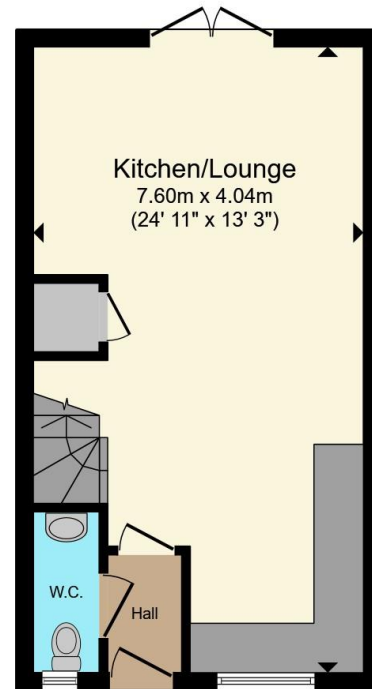
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



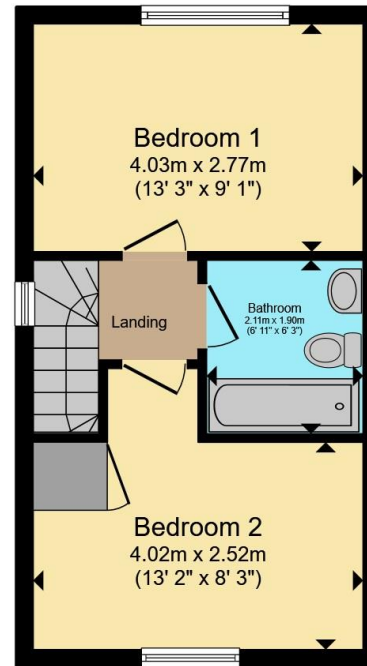








Ground Floor



First Floor

Total floor area 60.8 m² (654 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

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309389



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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