



Connells

Lower Knole Lane
Bristol



Property Description

This property is situated in Brentry which offers convenient access to the many shops, restaurants and amenities of Westbury Village and the Mall at Cribbs Causeway. Nearby, there are a number of well-regarded state and independent schools including Blaise Primary School and Bristol Free School. There are also good transport links to the M4/M5 motorway networks.

Entrance Hall

18' 9" x 8' 2" (5.71m x 2.49m)

Cloakroom

Lounge

11' 7" x 18' 8" (3.53m x 5.69m)

Kitchen

10' 4" x 8' 3" (3.15m x 2.51m)

Bedroom 1

13' 5" x 10' 1" (4.09m x 3.07m)

Bedroom 2

10' 2" x 10' 1" (3.10m x 3.07m)

Bathroom

Front Garden

Rear Garden

Outbuilding

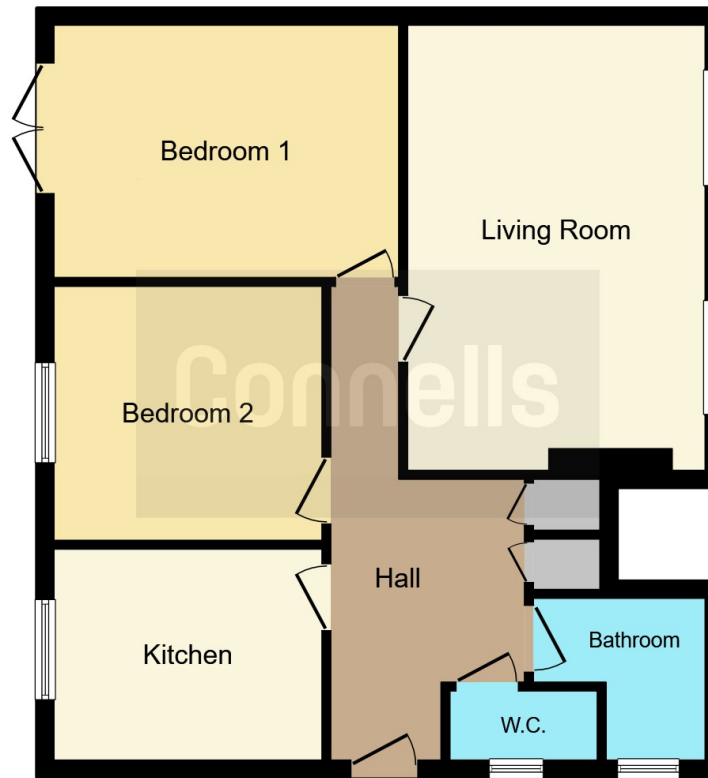
Aml

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.









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

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C

Council Tax
 Band: A

Service Charge: 400.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309169

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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