



**Connells**  
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**FOR SALE**

**Connells**

Comb Paddock  
BRISTOL

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BRISTOL BS9 4UG

for sale  
£315,000



### 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 Durham 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

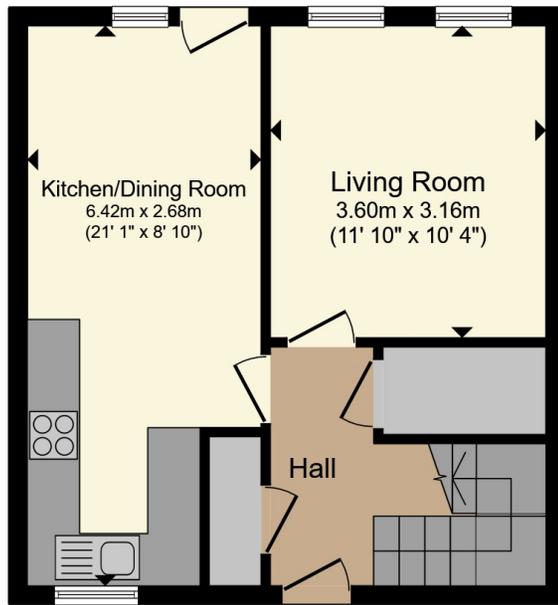
#### Front Garden

#### Back Garden

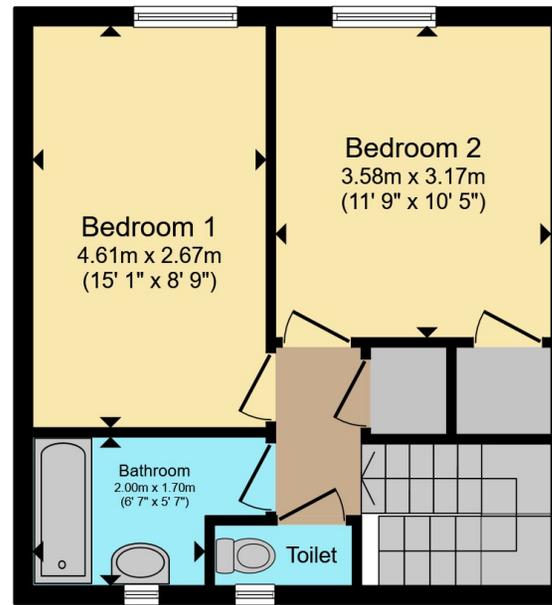








**Ground Floor**



**First Floor**

Total floor area 76.3 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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6 Canford Lane  
BRISTOL BS9 3DH

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309299](http://connells.co.uk/Property/WOT309299)**



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.

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Property Ref: WOT309299 - 0005