

for sale

guide price **£725,000** Freehold



## The Sidings Clutton BRISTOL BS39 5EF

**SUBSTANTIAL HOME BOASTING APPROXIMATELY 2250 SQ FT OF ACCOMMODATION THIS FIVE DOUBLE BEDROOM DETACHED FAMILY RESIDENCE WITH GENEROUS SIZED ENCLOSED GARDENS PRESENTED IN SHOW HOME CONDITION!**

- Energy Rating: C
- PRESENTED IN SHOW HOME CONDITION!
- CUL DE SAC LOCATION
- GENEROUS SIZED ENCLOSED GARDENS

# Property Details

**Lounge** 21' 8" x 12' 6" ( 6.60m x 3.81m )

**Dining Room** 11' 2" x 8' 2" ( 3.40m x 2.49m )

**Kitchen** 18' 1" x 12' 6" ( 5.51m x 3.81m )

**Reception** 9' 2" x 5' 7" ( 2.79m x 1.70m )

**Bedroom One** 17' 9" x 13' 5" ( 5.41m x 4.09m )

**Bedroom Two** 11' 6" x 9' 10" ( 3.51m x 3.00m )

**Bedroom Three** 12' 6" x 11' 2" ( 3.81m x 3.40m )

**Bedroom Four** 15' 8" x 8' 6" ( 4.78m x 2.59m )

**Bedroom Five** 11' 6" x 9' 10" ( 3.51m x 3.00m )





To view this property please contact Connells on

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131 Bath Road Longwell Green  
BRISTOL BS30 9DD

Property Ref: BLG104441 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: F

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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