



**Connells**

College Way  
Filton Bristol



### Property Description

The ground floor briefly comprises an entrance hall, useful downstairs WC, spacious lounge with French doors to the rear, and a fitted kitchen/diner providing ample space for dining and entertaining.

To the first floor are two excellent double bedrooms and a modern family bathroom accessed from the landing.

Further benefits include double glazing, gas central heating and a practical layout throughout.

in a desirable residential area with easy access to travel links, including motorway, rail, and bus links. The regional shopping centre, The Mall, is just a few miles away and home to The Venue, a range of entertainment facilities. The property is also close to Rolls Royce, Airbus and MOD Abbey Wood. Two minute walk away to bus routes in and out of Bristol City centre.

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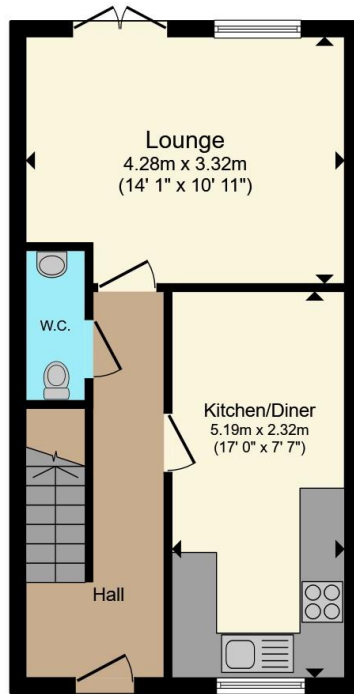
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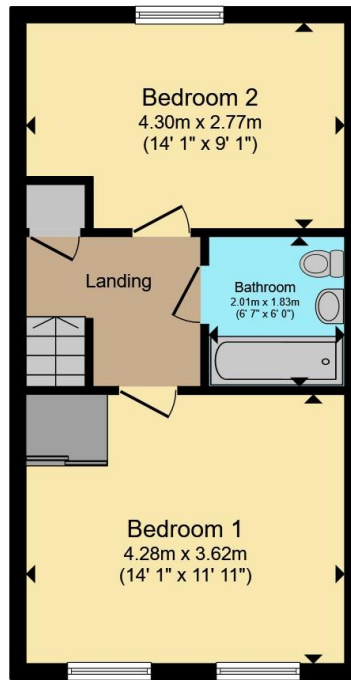
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**Ground Floor**



**First Floor**

Total floor area 73.7 m<sup>2</sup> (793 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



To view this property please contact Connells on

**T 0117 956 9555**

**E emersonsgreen@connells.co.uk**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

EPC Rating: C Council Tax Band: C

Service Charge: 120.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EME307139](http://connells.co.uk/Property/EME307139)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: EME307139 - 0002