

for sale

£187,500



Rectory Lane Filton Bristol BS34 7BE

This stunning property is more than just a traditional ownership; it opens up a world of possibilities through shared ownership at a 50% share. Sitting in close proximity to GKN, Airbus and Rolls Royce, this property is perfect for commuting. The property benefits from two allocated parking spaces!



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Hallway

Lounge

17' 4" Max x 9' 4" Max (5.28m Max x 2.84m Max)
Double glazed door to rear, double glazed window to rear, radiator.

Kitchen

10' 7" Max x 17' 4" Max (3.23m Max x 5.28m Max)
Double glazed window to front, fitted kitchen comprising wall and base units, work surfaces, gas oven, gas hob, sink/drainer, space for washing machine, space for dish washer.

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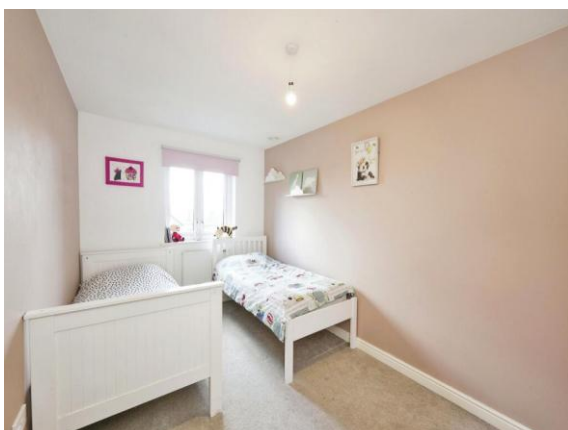
Double glazed window to side, low level WC, wash hand basin.

Landing

Double glazed window to side, 2 storage cupboards.

Bedroom One

10' 3" Max x 14' 6" (3.12m Max x 4.42m)
Double glazed window to rear, radiator.



Bedroom Two

10' 3" Max x 12' 4" Max (3.12m Max x 3.76m Max)
Double glazed window to front, radiator.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, low level WC, wash hand basin,
bath with shower over, radiator.

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area, side
access, shed.



To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307146 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 44.04

Ground Rent: 159.96

view this property online
connells.co.uk/Property/EME307146

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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