



Connells

Greenlands Way
Bristol

Greenlands Way
Bristol BS10 7PH

for sale offers in excess of
£350,000



Property Description

A spacious three-bedroom semi-detached family home, offered to the market with no onward chain. The property offers well-proportioned accommodation throughout, with a welcoming entrance leading into a generous open-plan lounge/diner, providing an excellent space for both relaxing and entertaining.

The kitchen offers a practical layout with scope for the new owner to personalise and modernise to their own taste. Upstairs are three well-sized bedrooms, complemented by a family bathroom.

Externally, the property benefits from ample off-road parking, providing plenty of space for multiple vehicles, as well as a detached garage offering useful storage or potential for alternative uses, subject to any necessary permissions. To the rear is a generous garden, providing plenty of space for families, outdoor entertaining or those looking to create their own ideal garden space.

The property would benefit from some decorative updating, but this offers an exciting opportunity for a purchaser to put their own stamp on the home and create a property tailored to their individual style. With its spacious accommodation, excellent outside space, ample parking and no onward chain, this is a home that offers both immediate appeal and plenty of potential.

9' 4" x 6' 6" (2.84m x 1.98m)

Bathroom

7' 4" x 6' 5" max (2.24m x 1.96m max)

Garage

7' 4" x 6' 5" (2.24m x 1.96m)

Location

Greenlands Way is a popular residential location in BS10, offering a great balance of peaceful surroundings and convenient everyday living. The area provides easy access to local schools, shops and amenities, while being well placed for travel into Bristol city centre and North Bristol. With excellent road links towards the M4 and M5, plus nearby attractions including Cribbs Causeway, it's an ideal location for families, commuters and first-time buyers alike.

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.

Entrance Hall

Living Room

10' 5" x 13' (3.17m x 3.96m)

Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Landing

Bedroom 1

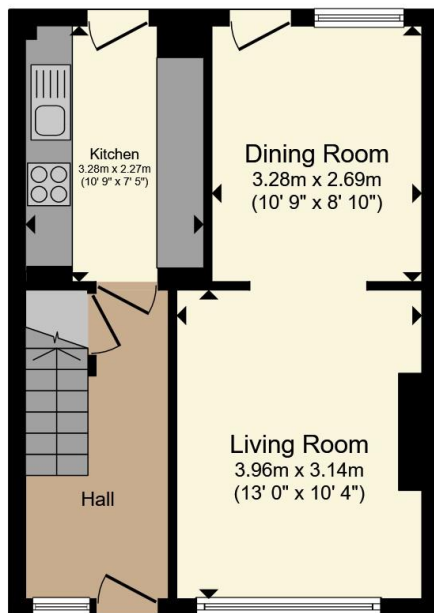
13' 1" x 8' max (3.99m x 2.44m max)

Bedroom 2

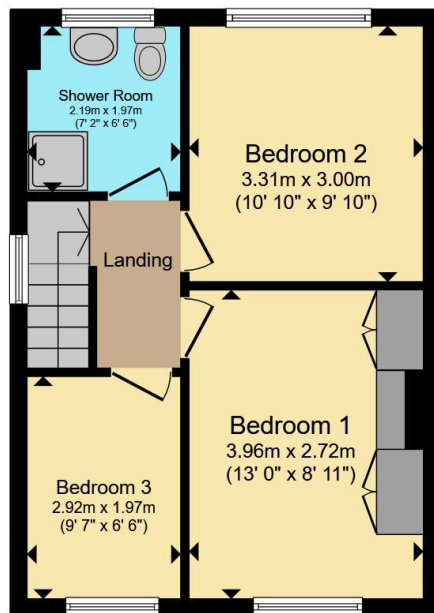
11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom 3

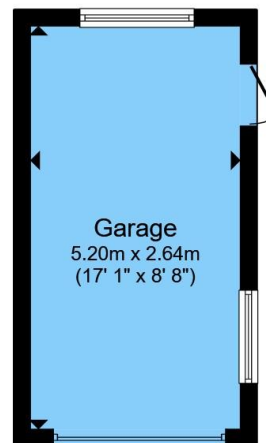




Ground Floor



First Floor



Garage

Total floor area 88.3 m² (951 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

Connells



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309664



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT309664 - 0004