







## Property Description

WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME | ATTRACTIVE GARDEN | MOVE STRAIGHT IN | NO ONWARD CHAIN

A fantastic opportunity to purchase this well-presented three bedroom semi-detached home, ideally situated on Aldercombe Road, Bristol.

The property offers comfortable and practical accommodation throughout, making it an ideal choice for first-time buyers, couples or families. Presented in good condition, the home is ready to move straight into with little needing to be done.

A particular highlight is the good-sized garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months.

A property that combines a convenient location with well-kept accommodation and a lovely garden - early viewing is highly recommended.

## Landing

### Bedroom 1

13' 10" x 10' 11" ( 4.22m x 3.33m )

### Bedroom 2

12' 1" x 11' ( 3.68m x 3.35m )

### Bedroom 3

10' 6" x 7' ( 3.20m x 2.13m )

## Bathroom

## Outbuildings

## 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.

## Porch

## Entrance Hall

## Sitting Room

15' 7" x 10' 8" MAX ( 4.75m x 3.25m MAX )

## Dining Room

10' 8" x 9' 7" MAX ( 3.25m x 2.92m MAX )

## Kitchen

12' x 6' 7" ( 3.66m x 2.01m )













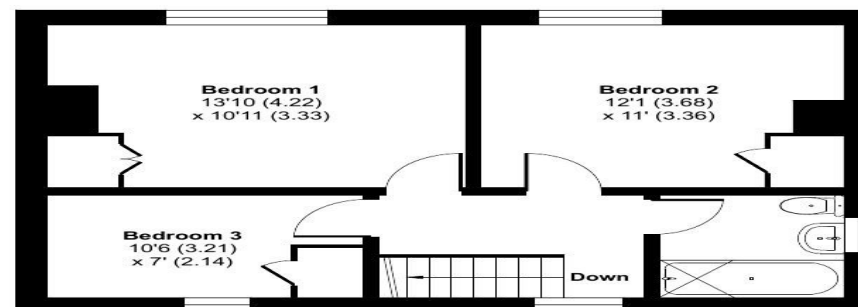


# Aldercombe Road, E

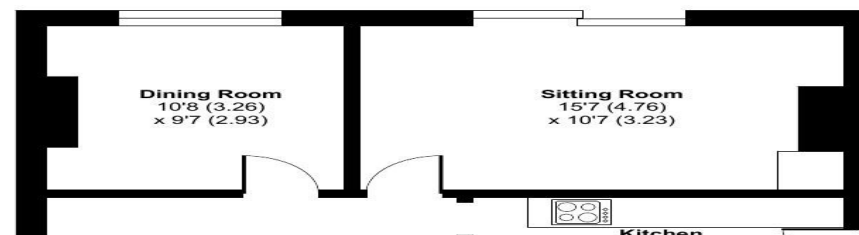
Approximate Area = 9  
Attic Room = 4  
Outbuilding  
Total = 144  
For id



## SECOND FLOOR



## FIRST FLOOR



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: D Council Tax  
Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WOT309676](http://connells.co.uk/Property/WOT309676)



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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