



Connells

Passage Road
Bristol



Property Description

BRENTRY

This property is positioned within the desirable residential area of Brentry; which is in close proximity to the shops and amenities of Cribbs Causeway plus offering good access to Southmead Hospital and the M4/M5 motorway networks.

The nearby village of Westbury on Trym offers a large selection of shops, banks, cafes and restaurants, and lovely family-friendly local pubs. Schools are well catered for as well with Bristol Free School, Brentry Primary School, Little Mead Academy, Fonthill Primary School, Badocks Wood Primary School and Orchard School

.Hall

Inner Lobby

Lounge

21' 10" x 12' 4" (6.65m x 3.76m)

Kitchen

21' x 10' 9" (6.40m x 3.28m)

Master Bedroom

13' 4" x 11' 4" (4.06m x 3.45m)

Bedroom Two

14' 7" x 10' 2" (4.45m x 3.10m)

Bedroom Five

13' 10" x 7' (4.22m x 2.13m)

Bathroom

Landing

Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Ensuite To Bedroom Three

Bedroom Four

11' 3" x 11' Max (3.43m x 3.35m Max)

Garage

28' 6" x 10' (8.69m x 3.05m)

Double length Garage

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.









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.focalagent.com

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308571



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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