



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.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

Cloakroom/Wc

Convenient ground floor cloakroom fitted with a WC and wash hand basin.

Lounge

14' 1" x 10' 11" max (4.29m x 3.33m max)
A bright and comfortable reception room with space for a range of seating furniture and French doors opening to the rear garden.

Kitchen/Diner

17' max x 7' 7" max (5.18m max x 2.31m max)
A fitted kitchen with a range of wall and base

units, work surfaces and space for dining. Ideal for everyday family living.

First Floor

Landing

Providing access to both bedrooms, the family bathroom and loft space.

Bedroom One

14' 1" max x 11' 11" max (4.29m max x 3.63m max)

A spacious double bedroom with ample room for wardrobes and additional furniture.

Bedroom Two

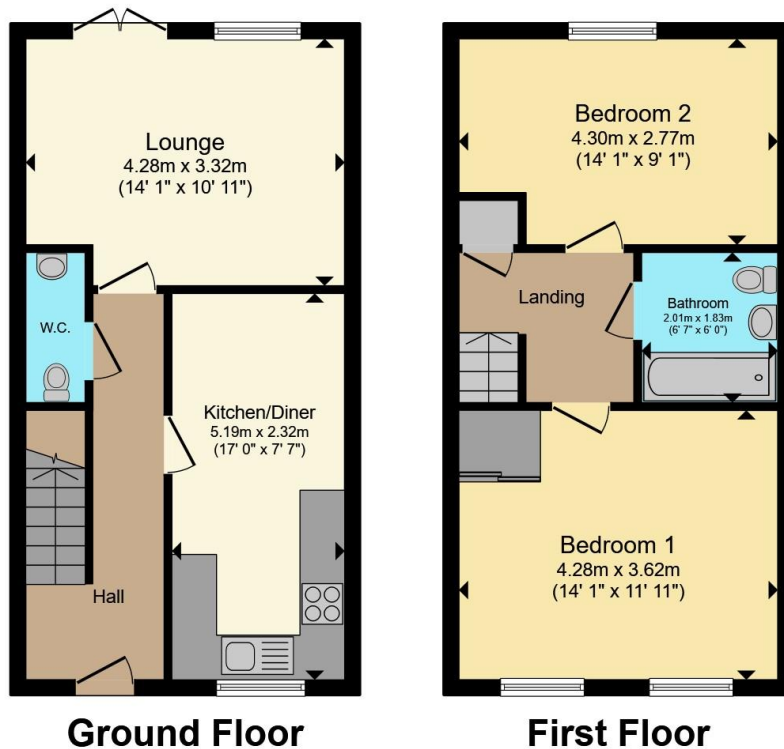
14' 1" max x 9' 1" max (4.29m max x 2.77m max)

A well-proportioned second double bedroom overlooking the rear aspect.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

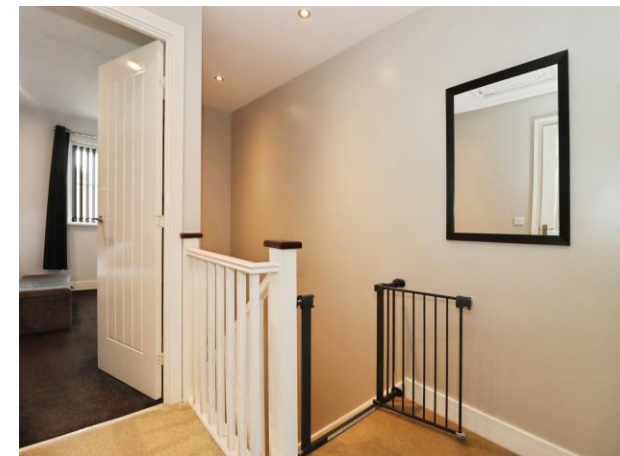




Total floor area 73.7 m² (793 sq.ft.) approx

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

Connells



To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
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EPC Rating: C Council Tax
 Band: C

Service Charge: 120.00 Ground Rent:
 249.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EME307144

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.

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Property Ref: EME307144 - 0008