



Connells

Machin Road
Bristol

Machin Road
Bristol BS10 7HQ

for sale
£350,000



Property Description

Families considering moving to the area will be interested in the local shops on Crow Lane and Station Road, the good schools that Henbury boasts, and for wide-open spaces, you really cannot do much better than the Greenhill Plantation and grounds of the Blaise Estate - think rivers, woods, green meadows and designated play areas and you're in contented kids/parents heaven.

For commuters, the easy access to the M5 and city centre is a boon, and while Henbury is only a short drive to Westbury-on-Trym and Clifton.

Bedroom 1

12' 5" x 8' 9" (3.78m x 2.67m)

Bedroom 2

12' x 9' (3.66m x 2.74m)

Bedroom 3

8' 11" MAX x 8' 10" MAX (2.72m MAX x 2.69m MAX)

Bathroom

Rear Garden

Off Road Parking

Entrance Porch

Entrance Hall

Cloakroom/Shower Room

Study

8' 4" x 7' 5" (2.54m x 2.26m)

Lounge

11' 10" x 13' 5" (3.61m x 4.09m)

Dining Room/Bedroom 4

10' 10" x 8' 7" (3.30m x 2.62m)

Kitchen

20' 4" x 8' 6" (6.20m x 2.59m)

Utility Room

7' 9" x 6' 4" (2.36m x 1.93m)

Landing









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309408



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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