



Connells

Earlstone Crescent
BRISTOL



Property Description

Cadbury Heath offers convenient amenities including Gallagher retail park, local shops, cafes and restaurants all within walking distance. Its well connected to Bristol and Bath via public transport and major roads making it ideal for commuters. Nearby you will find good schools for families.

Lounge/Kitchen

18' 5" x 13' 5" (5.61m x 4.09m)

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom Two

10' x 8' (3.05m x 2.44m)

Basement

11' 6" x 8' 3" (3.51m x 2.51m)

Private Garden

Gated Off Road Parking

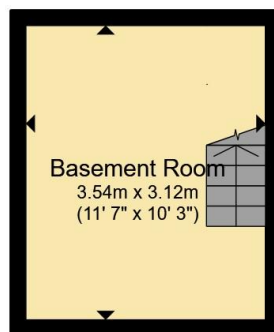
Agents Note

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.

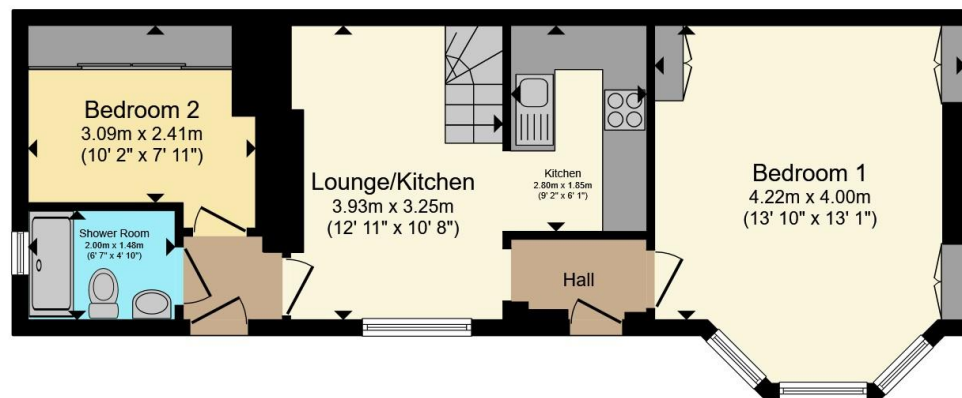








Basement



Ground Floor

Total floor area 65.8 m² (708 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



To view this property please contact Connells on

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131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: E Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BLG104421

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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