



Connells

Branksome Drive
Filton Bristol

Branksome Drive Filton Bristol BS34 7EF

for sale
£350,000



Property Description

Offered with no onward chain! This three-double bedroom terraced property with a driveway at the front of the property for two cars. Large living room, with separate reception room leading out to the large rear garden complete with garage. Upstairs, you have three double bedrooms and a bathroom with shower over bath.

Branksome Drive is a quiet residential road in Filton, just off the A38/Gloucester Road which runs directly into Bristol city centre. The property is perfectly located close to Cribbs causeway with its vast range of shops and restaurants whilst remaining in close proximity to major employers such as Southmead Hospital, Airbus and The MoD. The new ytl arena which is scheduled to be built on the Brabazon hangars at the former Filton airfield is also a short walk away, the area is expected to undergo vast development over the coming years which can only be seen as a positive sign for the community. The property is also perfectly located close to the green open spaces of Elm Park which is hugely popular with families in the area and boasts an impressive recreational park and swimming pool. Local residents can also enjoy Filton community garden with its array of greenery and peaceful seating area.

Agents Note

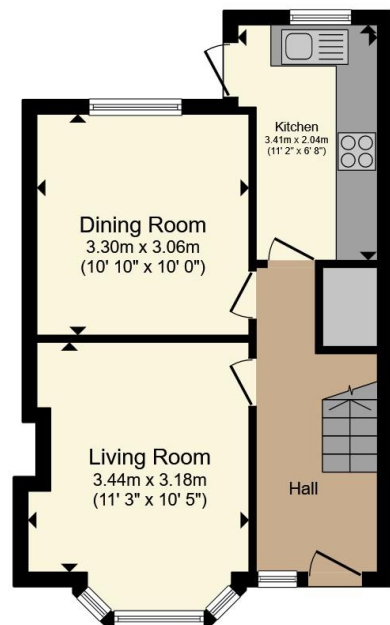
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity

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.

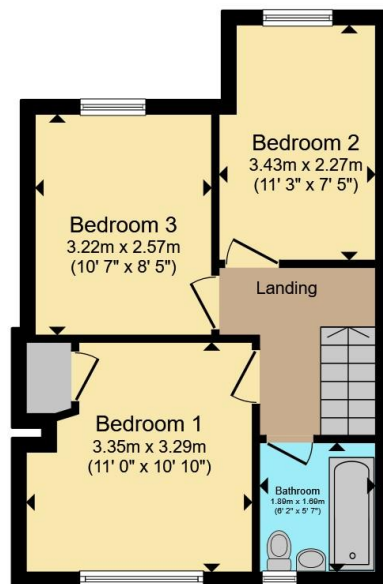




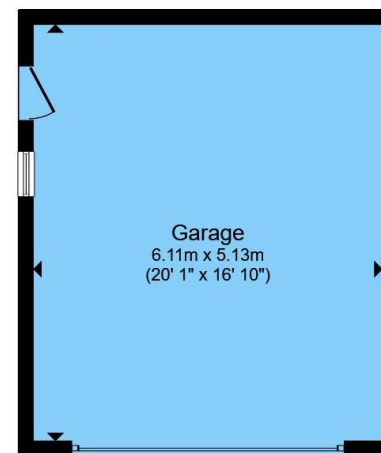




Ground Floor



First Floor



Garage

Total floor area 103.3 m² (1,112 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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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309269



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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