



Connells

Mancroft Avenue
BRISTOL

Mancroft Avenue
BRISTOL BS11 0HY

for sale offers in excess of
£300,000



Property Description

Generous rear garden and refurbished family sized accommodation is offered by this three bedroom semi detached home complete with 12ft square lounge, 10ft dining room, 10ft kitchen, bathroom plus separate cloakroom and outbuildings.

Super popular position backing on to the Kings Weston Estate within the heart of Lawrence Weston with access to the local shops, bus routes and schools.

Rear Garden

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

Dining Room

9' 5" x 10' 2" (2.87m x 3.10m)

Kitchen

10' 5" x 9' 2" (3.17m x 2.79m)

Bedroom

10' 5" x 11' 8" (3.17m x 3.56m)

Bedroom

10' 2" x 10' 5" (3.10m x 3.17m)

Bedroom

7' 2" x 8' 5" (2.18m x 2.57m)

Bathroom

Separate W/C

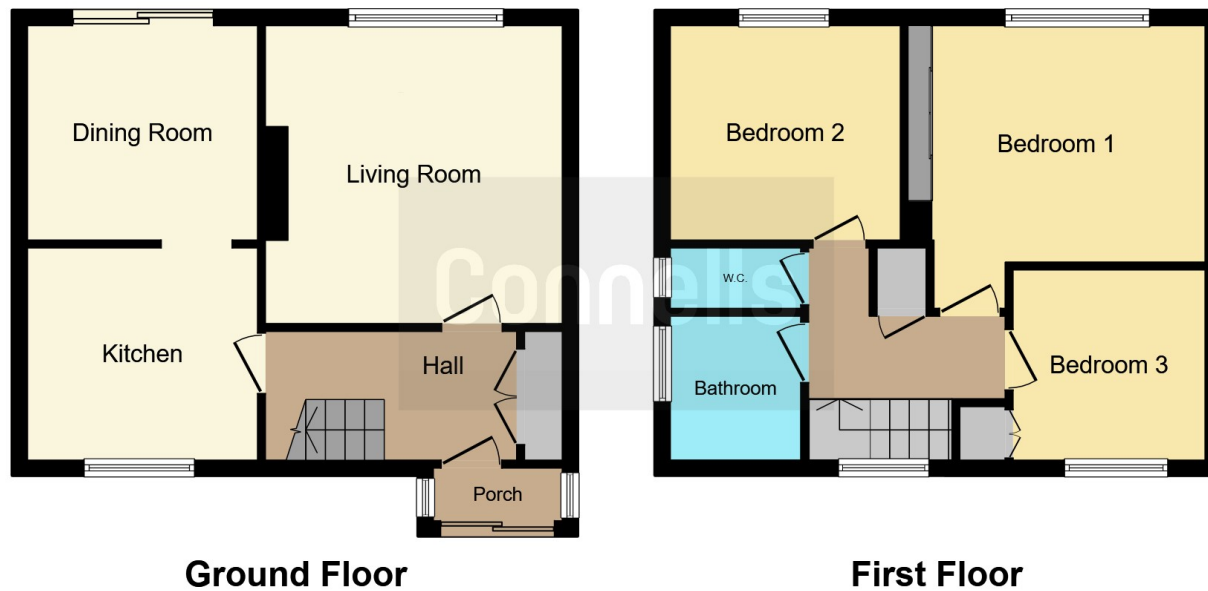
Lean To

Outbuilding









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309330



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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