



Connells

11a Stanley Road
Warmley BRISTOL

11a Stanley Road
Warmley BRISTOL BS15 4NU

for sale offers in excess of
£500,000



Property Description

"Warmley is a village in South Gloucestershire, located on the outskirts of Bristol. Public green spaces include the Warmley Forest Park and The Bristol & Bath Railway Path passes through Warmley.

The 'ring road' around the edge of the village brings with it easy access to local services, road connections to Bristol/M4

and a 'Tesco express' fuel and grocery shop."

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.



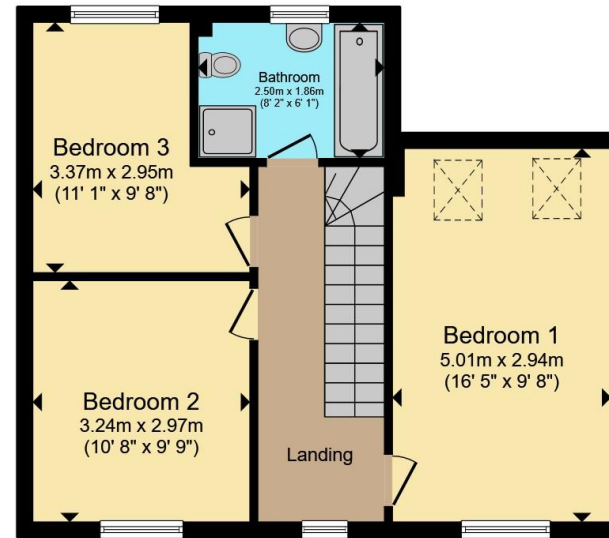








Ground Floor



First Floor

Total floor area 97.5 m² (1,050 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

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104600



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG104600 - 0006