



Connells

Rodbourne Road
Bristol



Property Description

Situated on the Southmead/Horfield border, this well-proportioned ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors.

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The property features two well proportioned bedrooms, a family bathroom, and a bright living space, all arranged to provide a practical and comfortable layout. The kitchen offers direct access to a private garden – ideal for outdoor dining or relaxation – along with handy outside storage.

Situated just a short distance from Southmead Hospital and with excellent access to local shops, transport links, and green spaces, this property is ideally positioned for both convenience and lifestyle.

With some scope for personalisation, this is a great chance to create a home tailored to your taste in a popular area.

This is a non-standard property. You should consult with your other specialists and advisors prior to making any transactional decisions

Lounge

13' 6" x 12' 2" (4.11m x 3.71m)
Double glazed window, radiator.

Kitchen

14' 8" x 6' 4" (4.47m x 1.93m)
Double glazed door to rear garden, double glazed windows to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drainer, electric oven, electric hob, cookerhood, space for washing machine, space for fridge/freezer.

Bedroom One

12' 6" Max x 9' Max (3.81m Max x 2.74m Max)
Double glazed window, radiator.

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)
Double glazed window, radiator.

Bathroom

Double glazed window, low level WC, wash hand basin, bath with shower over.





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

T 0117 931 4455
E filton@connells.co.uk

Unit 4 The Shield Retail Centre Link Road Filton
 BRISTOL BS34 7BR

EPC Rating: C Council Tax Band: A Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/FIL308942

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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