



Connells

College Way
Filton Bristol



Property Description

A fantastic opportunity has arisen to secure this well-presented Chain Free property in College Way,

This spacious three-bedroom house is near to the MoD, Airbus, Rolls Royce, UWE and Abbeywood train station, also bus routes with access to Bristol City Centre. This town house is a must-see.

The property has three bedrooms and the main bedroom complete with an en-suite. There are two further bedrooms and family bathroom. This property would be great for a family or as a buy to let investment property. On the ground floor can be found entrance hall, with cloakroom/WC, Kitchen, dining room and lounge. There is an enclosed low-maintenance rear garden perfect for entertaining and off-street parking.

The property offers easy access to local amenities such as Patchway and Filton Abbey Wood rail stations and excellent transport links to M5/M4, Cribbs Causeway Shopping Centre, Bristol City town centre and the vibrant area of Gloucester Rd offering its numerous shops, bars and cafes. Viewings are highly recommended.

Entrance Hall

Double glazed door to front, understairs storage space, consumer unit, smoke alarm, radiator.

Cloakroom

Low level WC, wash hand basin with vanity unit above, part tiling, extractor fan, radiator.

Lounge

15' 2" x 9' 8" (4.62m x 2.95m)

Double glazed window to rear, double glazed patio doors leading to rear garden, two radiators.

Kitchen

15' 5" x 8' 5" (4.70m x 2.57m)

Double glazed window to front. Fitted kitchen comprising wall and base units with roll top work surfaces, sink drainer, part tiling, integral electric oven with cooker hood over, gas hob, plumbing for washing machine and dish washer, space for freestanding fridge freezer, central heating boiler, ample space for dining table and chairs.

Landing

Stairs leading from entrance hall. Double glazed window to front, airing cupboard enclosing water tank and hanging rail, smoke alarm, radiator. Doors leading to bedrooms two and three.

Bedroom Two

15' 3" x 8' 3" (4.65m x 2.51m)

Two double glazed windows to rear, radiator.

Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to front, radiator.

parking space at the front of the property.

Bathroom

Bath with shower above, wash hand basin, low level WC, part tiling, extractor fan, radiator.

Second Landing

Stairs leading from first landing - door leading to bedroom one, smoke alarm, radiator.

Bedroom One

17' 3" x 11' 7" (5.26m x 3.53m)

Double glazed window to front, velux window to rear aspect, radiator, door leading to en-suite.

En-Suite

Double glazed velux window, shower cubicle, wash hand basin, low level WC, part tiling, extractor fan, radiator.

Front Garden

Paved path leading to front door with lawned area, wood chipping border with variety of shrubs and bushes, hedge at the front of the garden.

Rear Garden

Enclosed rear garden, lawned area with space for table and chairs, tiled path to back gate. Border with variety of small plants. One allocated parking space plus one permit

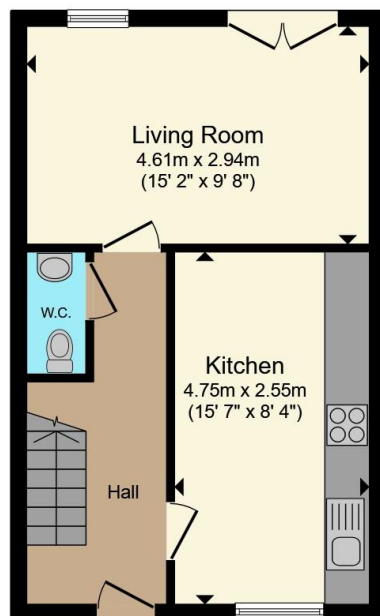
Agents Note

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.

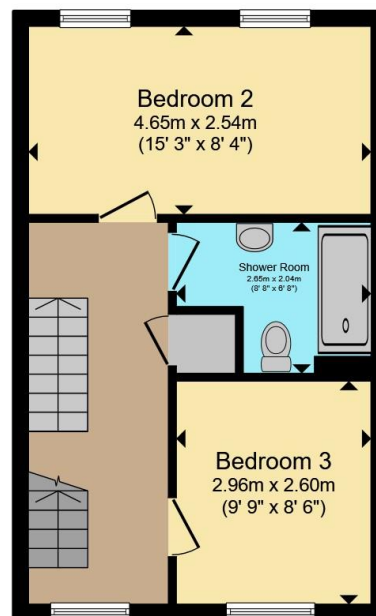




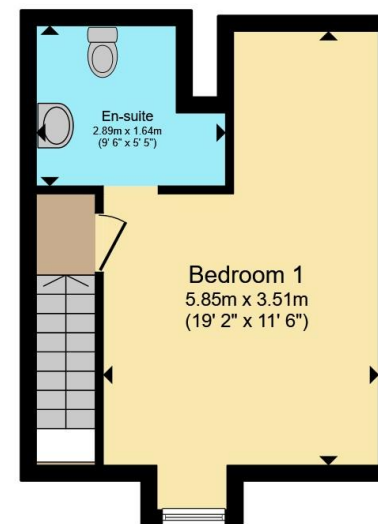




Ground Floor



First Floor



Second Floor

Total floor area 98.7 m² (1,062 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

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309239



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