





Property Description

MODERNISED THREE BEDROOM SEMI-DETACHED | OFF-STREET PARKING | BEAUTIFUL REAR GARDEN.

Connells are delighted to offer for sale this well-presented three-bedroom semi-detached family home, which has been modernised by the current owners and offers stylish, ready-to-move-into accommodation.

The ground floor comprises an entrance hall, cloakroom, modern kitchen/diner and spacious lounge, with French doors opening onto the rear garden. Upstairs are three bedrooms and a family bathroom.

Externally, the property benefits from off-street parking for three cars to the front, while the rear boasts a well-maintained garden, mainly laid to lawn with a patio area - ideal for families and outdoor entertaining.

Situated on Charlton Road, the property is conveniently located for local shops, bus routes and amenities, with Southmead Hospital approximately 1.5 miles away.

An excellent family home in a popular and convenient location. Early viewing is highly recommended.

Landing

Bedroom 1

16' 1" x 10' (4.90m x 3.05m)

Bedroom 2

8' 2" MAX x 8' 1" MAX (2.49m MAX x 2.46m MAX)

Bedroom3

8' 4" MAX x 7' 8" MAX (2.54m MAX x 2.34m MAX)

Bathroom

Garage

15' 9" x 8' 8" (4.80m x 2.64m)

Entrance Porch

Entrance Hall

Kitchen/Diner

16' 1" x 9' 5" (4.90m x 2.87m)

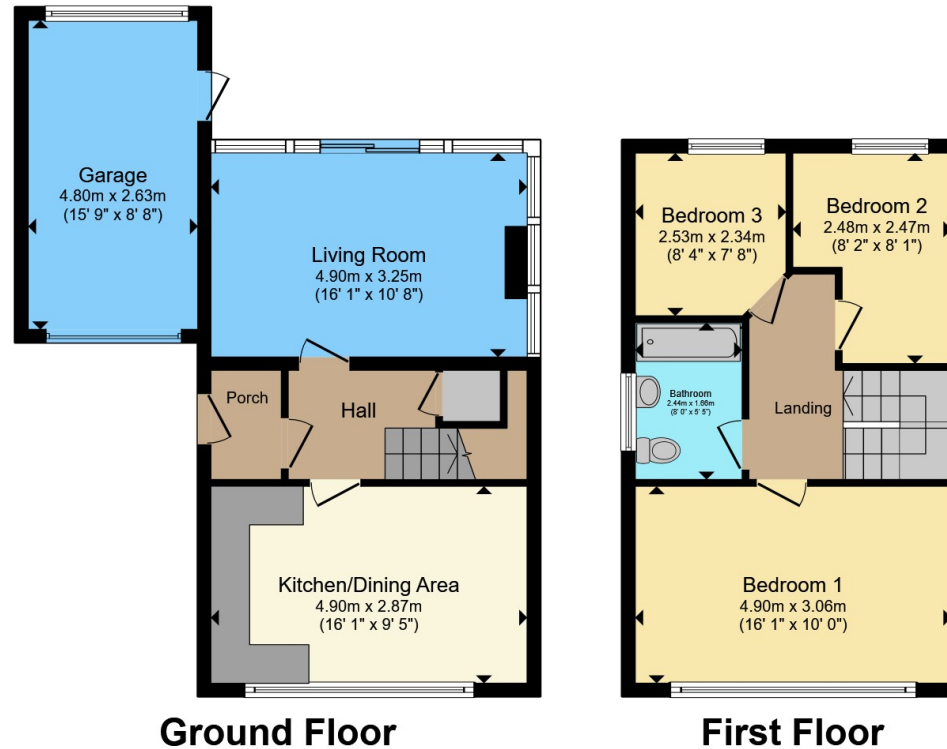
Living Room

16' 1" x 10' 8" (4.90m x 3.25m)









Total floor area 93.6 m² (1,007 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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6 Canford Lane
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309647



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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