



**Connells**

Goodwood Gardens  
Bristol



## Property Description

Connells are pleased to offer for sale this well-presented David Wilson built Three-bedroom end of terrace home offering a large corner plot position in this popular development which is ideally placed for the local amenities of both Downend and Emersons Green

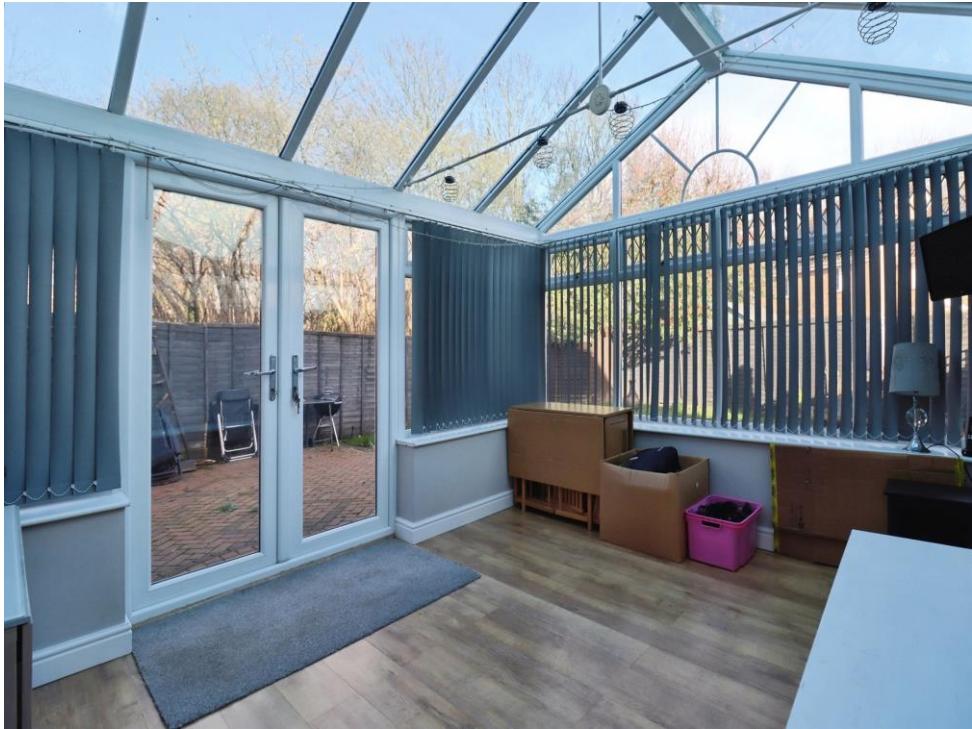
Located at the end of a cul de sac, this David Wilson built home will make a great first time buy or investment.

The accommodation comprises to the ground floor; entrance hall, lounge, a kitchen with an integral oven & hob and a UPVC double glazed conservatory. The conservatory offers access to the larger than average rear garden, mainly laid to lawn. To the first floor there are three bedrooms and a modern bathroom with a shower over bath.

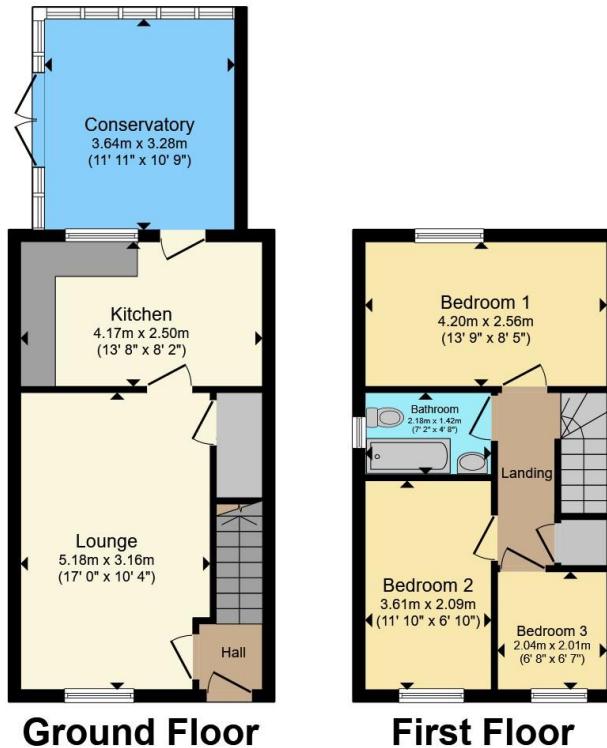
Further benefits include gas central heating, uPVC double glazed windows and off-street parking.

You are a short drive away from Downend High Street, which is home to an array of shops, restaurants, coffee shops and supermarkets. Blackhorse primary school is within walking distance as well as a variety of others located nearby, making the home a great opportunity for a family. There are plentiful bus routes available for public transport, as well as being within reach to the A4174. The M4 motorway is also nearby.









Total floor area 77.1 m<sup>2</sup> (829 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EME306914](http://connells.co.uk/Property/EME306914)**



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.

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