



**Connells**

Aspen Drive  
Bristol



### Property Description

Situated in the ever-popular BS10 area, this immaculately presented two-bedroom maisonette on Aspen Drive offers stylish and spacious living, ideal for first-time buyers, downsizers, or investors alike.

The property is beautifully maintained throughout and provides a light and airy feel from the moment you step inside. The accommodation comprises a generous living area, a modern fitted kitchen with ample storage, two well-proportioned bedrooms, and a contemporary bathroom suite, all finished to a high standard.

Externally, the property further benefits from off-road parking, adding convenience and practicality for everyday living.

Aspen Drive is ideally located for access to a range of local amenities, including shops, schools, and leisure facilities. Excellent transport links provide easy access to Bristol city centre, Cribbs Causeway, and the motorway network, making it a superb choice for commuters.

A fantastic opportunity to acquire a turnkey home in a sought-after location-early viewing is highly recommended.

15' MAX x 8' MAX ( 4.57m MAX x 2.44m MAX )

### Bathroom

### Balcony

24' 8" x 4' 4" ( 7.52m x 1.32m )

### Garage

19' 10" x 10' 2" ( 6.05m x 3.10m )

### Ground Floor

### Entrance Hall

### First Floor

### Landing

### Living Room/Kitchen

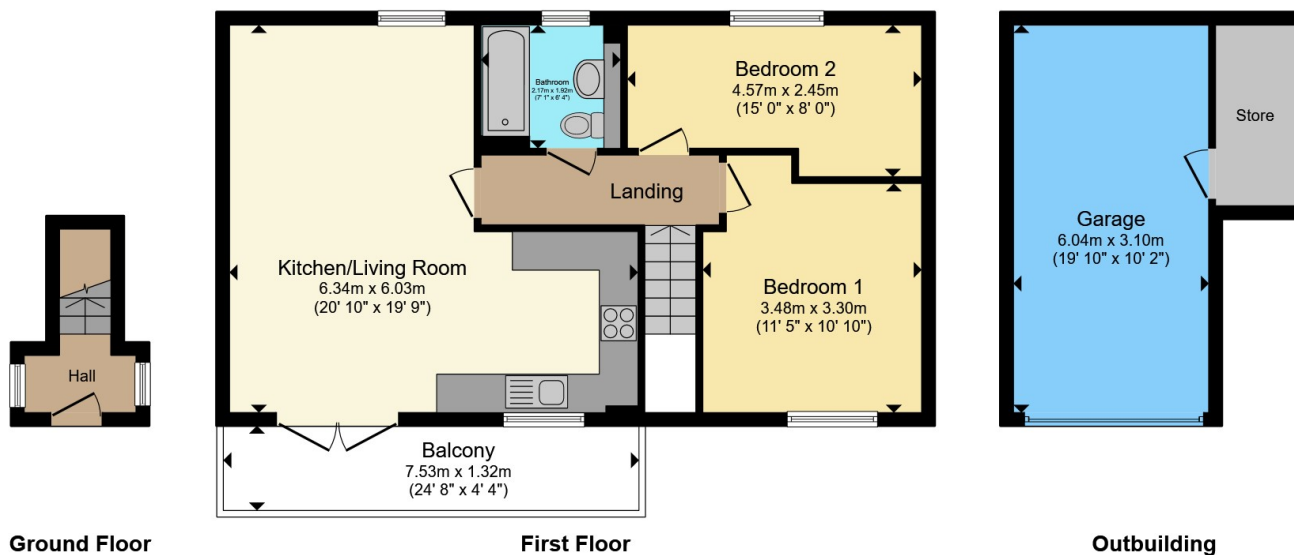
20' 10" MAX x 19' 9" MAX ( 6.35m MAX x 6.02m MAX )

### Bedroom 1

11' 5" MAX x 10' 10" MAX ( 3.48m MAX x 3.30m MAX )

### Bedroom 2





Total floor area 90.0 m<sup>2</sup> (969 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)



To view this property please contact Connells on

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EPC Rating: B Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/WOT309505](http://connells.co.uk/Property/WOT309505)**

Tenure: Freehold



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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