



Connells

West Parade
Bristol



Property Description

A fantastic opportunity to acquire this three-bedroom terraced home positioned along the ever-popular West Parade in the highly sought-after BS9 postcode. Offering well-balanced accommodation throughout, this property presents the perfect chance for buyers to modernise and add value, creating a truly special family home.

The ground floor comprises a welcoming entrance hallway leading into a spacious living room, with a separate dining area that flows through to the kitchen at the rear. The ground floor accommodation benefits from having a downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for entertaining or future landscaping, along with potential to extend (subject to the necessary planning consents), making this an exciting prospect for those looking to put their own stamp on a home.

West Parade is ideally situated within close proximity to the excellent amenities of Westbury-on-Trym and Henleaze, offering a wide range of independent shops, cafes, and restaurants. The area is also renowned for its highly regarded schooling, making it particularly popular with families. Excellent transport links provide easy access into Bristol City Centre, as well as the M5 motorway and Bristol Parkway Station.

Offered with no onward chain, this property represents a rare opportunity in a prime location and early viewing is highly recommended.

Entrance Hall

Living Room

16' 5" MAX x 9' 11" MAX (5.00m MAX x 3.02m MAX)

Dining Room

10' 11" MAX x 8' 11" MAX (3.33m MAX x 2.72m MAX)

Kitchen

11' x 7' 1" (3.35m x 2.16m)

Downstairs Shower Room

Landing

Bedroom 1

16' 5" MAX x 15' 2" MAX (5.00m MAX x 4.62m MAX)

Bedroom 2

15' 2" MAX x 7' 4" MAX (4.62m MAX x 2.24m MAX)

Bedroom 3

11' 3" MAX x 8' 11" MAX (3.43m MAX x 2.72m MAX)

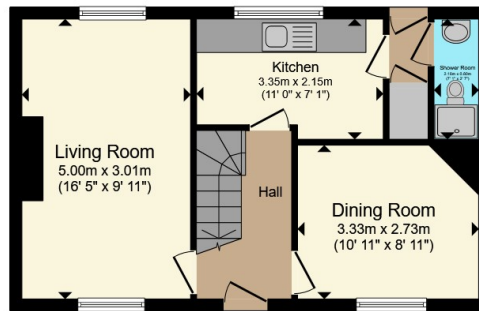
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

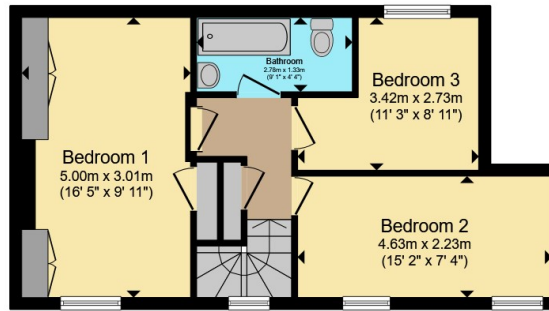








Ground Floor



First Floor

Total floor area 84.2 m² (906 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/WOT309555



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