





Property Description

An attractive three-bedroom semi-detached family home situated on the ever popular Eden Grove in Horfield. The road is hugely popular with families looking to move to the area given it's close proximity to the many shops and amenities on Gloucester Road and Filton Avenue. Features include a beautiful south-facing rear garden, a large lounge/dining room, a galley-style kitchen, three good-sized bedrooms and plenty of parking to the front.

This is a rare opportunity to own a ready-to-go home and plot with great potential, that would equally suit a family, property investor or first-time buyer. Planning Permission Approved for expansion!

Eden Grove is a residential road in Horfield just off the popular Gloucester Road which runs directly into Bristol City Centre. The property offers easy access to Gloucester road with all its bars, restaurants and amenities whilst remaining in close proximity to major employers such as the MoD, Airbus or Rolls Royce. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

Agents Note

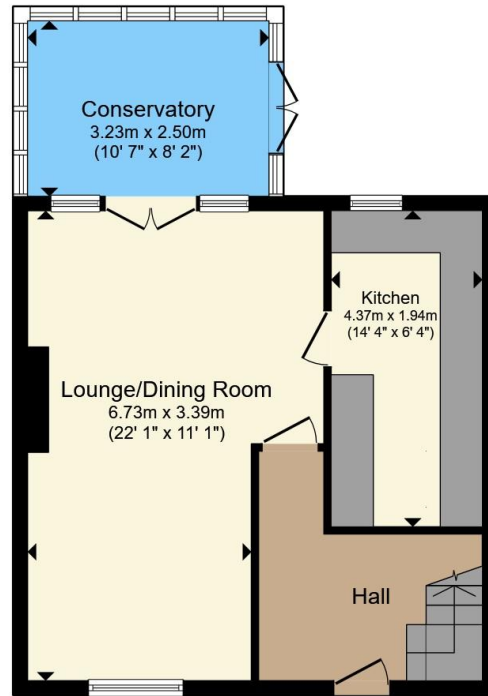
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering

checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

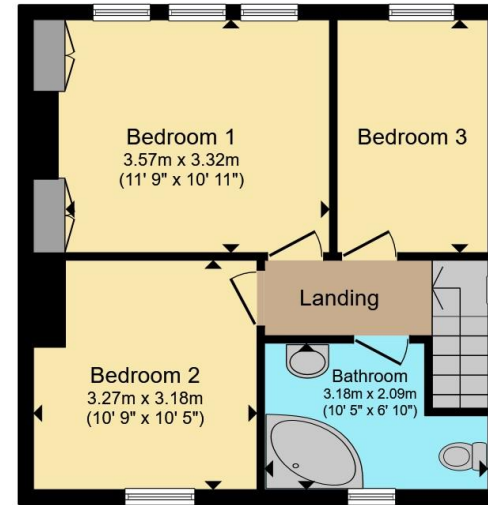








Ground Floor



First Floor

Total floor area 95.7 m² (1,030 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



To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309361



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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