



**Connells**

Stradbrook Avenue  
Bristol

Stradbrook Avenue  
Bristol BS5 8PJ

for sale offers in excess of  
**£300,000**



### Property Description

Occupying a residential position on Stradbrook Avenue, this three-bedroom semi-detached period home combines traditional character with a practical family layout. The property also benefits from private outside space, offering a useful extension of the living accommodation for everyday use and entertaining. The area is convenient for local shops, schooling and bus routes, while nearby residential districts including St George and Kingswood provide a broad range of services and amenities. Bristol city centre is also accessible from this established East Bristol location.

### Agent's Note

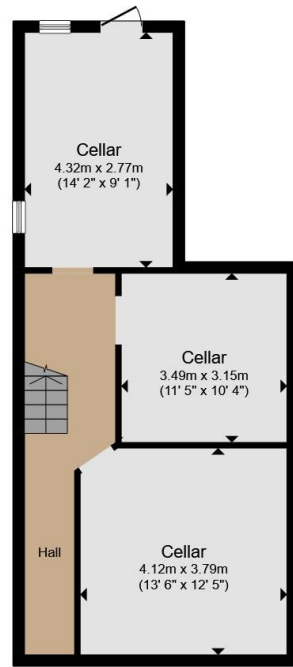
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.











**Basement**



**Ground Floor**



**First Floor**

Total floor area 157.8 m<sup>2</sup> (1,699 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)



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**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311873](http://connells.co.uk/Property/KWD311873)**



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: KWD311873 - 0002