Connells

South Dene
BRISTOL

South Dene
BRISTOL BS9 2BN

for sale
£499,950

Property Description

Situated in the highly sought-after South Dene, BS9 2BN, this beautifully presented three-bedroom home occupies a desirable corner plot, directly opposite a spacious green area, offering an attractive open outlook and a real sense of space.

The property has been thoughtfully modernised throughout, boasting high-quality fixtures and fittings that create a stylish and contemporary living environment. The accommodation is both practical and well-proportioned, ideal for families and professionals alike.

To the ground floor, the home offers a welcoming living space, complemented by a stunning conservatory/sun room to the rear, providing an additional versatile reception area that enjoys plenty of natural light and a pleasant outlook over the garden-perfect for relaxing or entertaining. The ground floor has the added benefit of a WC.

Upstairs, three well-sized bedrooms are served by a modern family bathroom, all finished to an excellent standard in keeping with the rest of the property.

Externally, the corner plot provides added privacy and potential, with gardens that wrap around the property, creating a great space for outdoor enjoyment.

The location is a real highlight, positioned in a popular residential area within close proximity to a number of highly regarded local schools, making it particularly appealing for families. There are also excellent transport links, local amenities, and green spaces nearby, all contributing to the area's strong demand.

Entrance Hall

W/C

Living Room/Kitchen

23' 5" MAX x 19' 7" MAX (7.14m MAX x 5.97m MAX)

Conservatory

12' 10" x 8' 2" (3.91m x 2.49m)

Landing

Bedroom 1

12' MAX x 8' 5" MAX (3.66m MAX x 2.57m MAX)

Bedroom 2

12' 5" MAX x 8' 5" MAX (3.78m MAX x 2.57m MAX)

Bedroom 3

8' 11" MAX x 8' 4" MAX (2.72m MAX x 2.54m MAX)

Rear Garden

On Street Parking

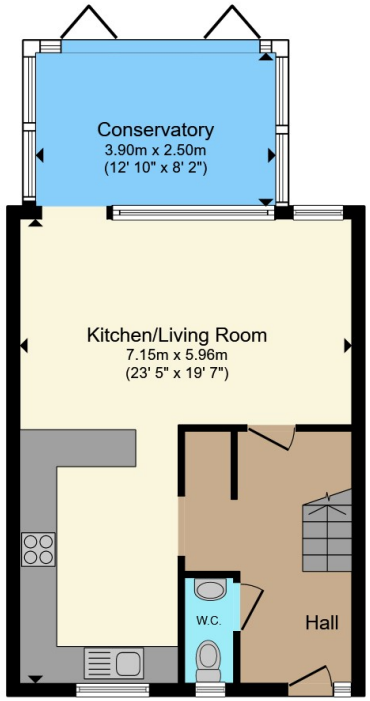
Agent Note

The property is understood to have Japanese

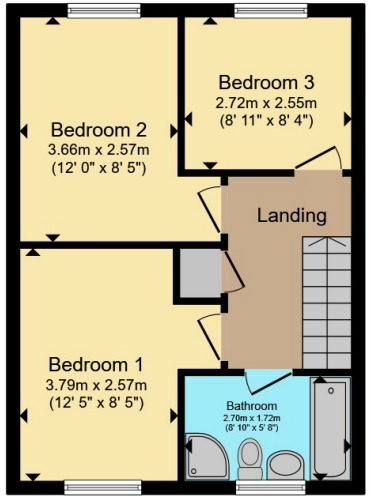
knotweed present. Interested parties are advised to make their own enquiries regarding its extent, management and any required treatment, and to satisfy themselves as to any associated implications prior to proceeding.

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 92.0 m² (990 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

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To view this property please contact Connells on

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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309482

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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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