



Church Farm Road Emersons Green, BS16 7BE

Offers Over £450,000

We are delighted to offer for sale this four bedroom semi-detached house and self-contained one bedroom annexe. There is a lovely fully enclosed landscaped rear garden and off-street parking. The properties are in very good order throughout and in our opinion, the existing house would ideally suit the growing family and the annexe an elderly relative or even an investor who would like to rent the house and the annex out separately. The property is tucked away in this quiet backwater only a stones throw from Mangotsfield Primary School. The properties are close to the amenities of Emersons Green, Metro bus, and the Bristol to Bath cycle track. The ring road and motorway network are a short compute away. We fully recommend an early internal inspection. Council Tax D. Energy Rating for both the house and the Annexe is a C.

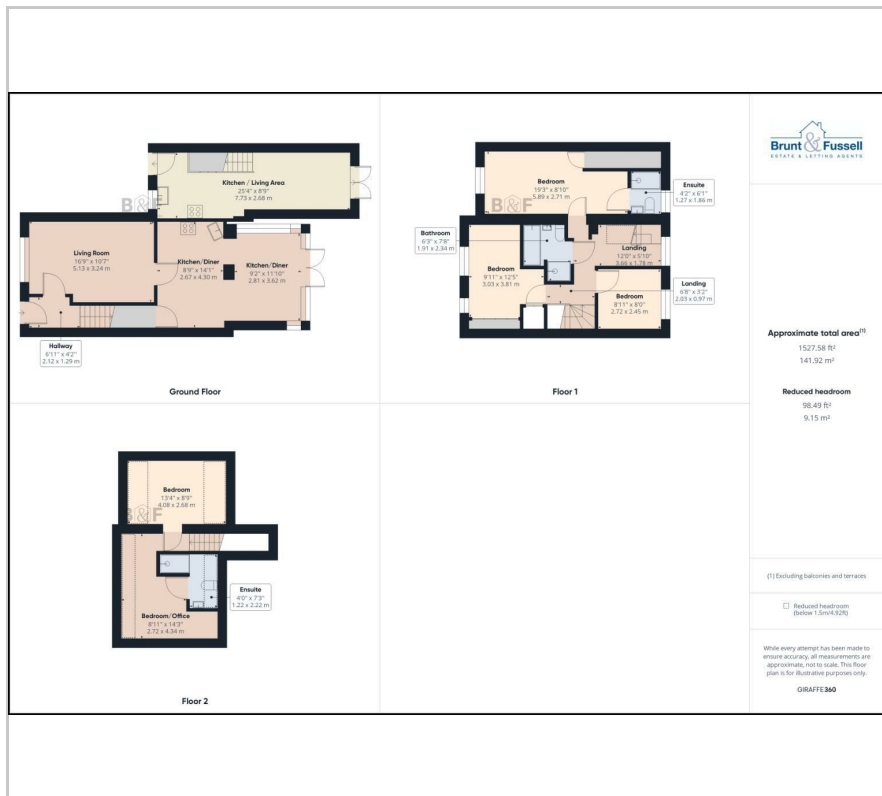
- Four Bedroom House
- Separate one bed Annexe
- Landscaped Garden
- Popular location
- Gas Ch & D/g
- Must Be Viewed

Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



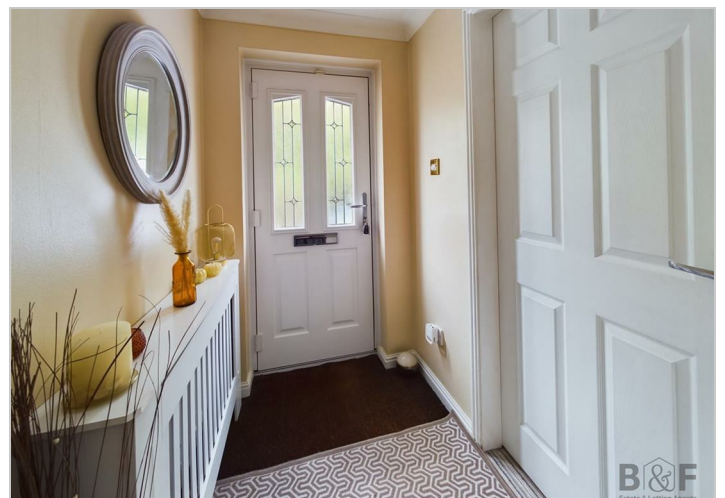
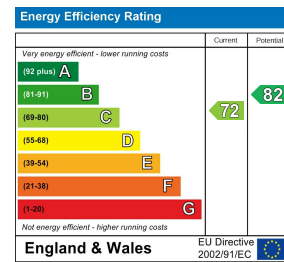
Floor Plan



Area Map



Energy Efficiency Graph



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