

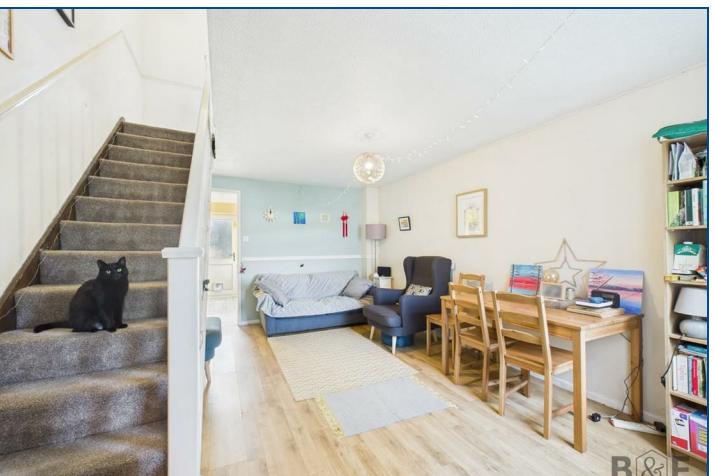
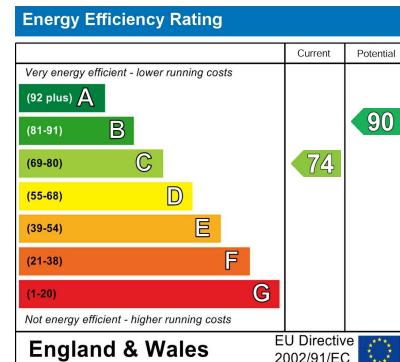
- Two Double Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Enclosed Garden
- Allocated Off-Street Parking For Two Cars
- Popular Cul-de-Sac
- Good Access to City Centre
- Ample Bus Routes
- Good Access To Motorway
- Perfect Starter Home

#### MONEY LAUNDERING REGULATIONS 2003

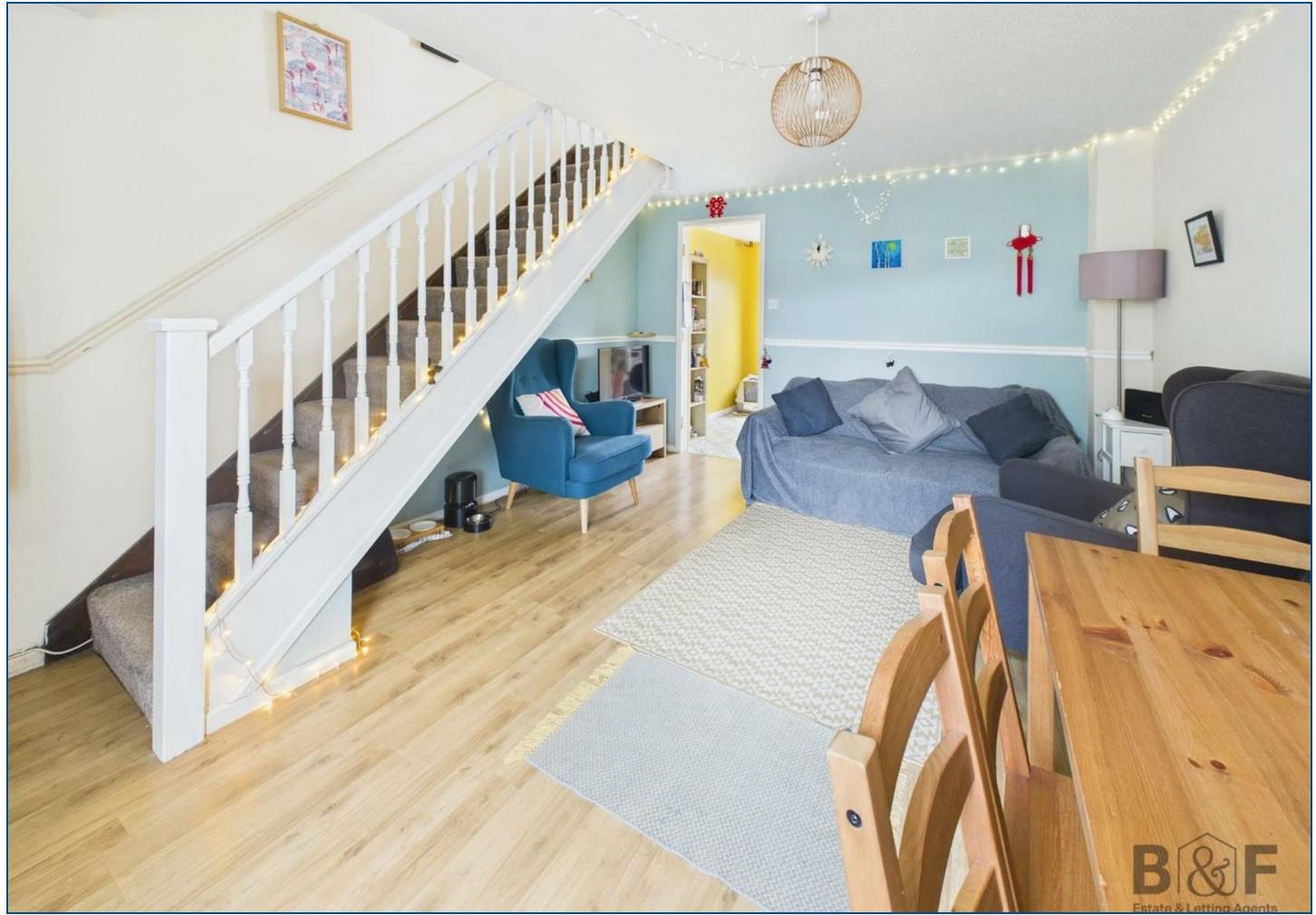
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**4 Emra Close, St George, Bristol, BS5 7JT**  
**Asking Price £280,000**



Entrance Vestibule 3 x 4'1

Living Room 11'9 x 15'7

Kitchen/Diner 11'10 x 8'7

Landing 6'1 x 3'3

Bedroom One 11'10 x 8'6

Bedroom Two 8'6 x 9

Bathroom 5'5 x 6'6

Outside

Enclosed Garden

Allocated Off-Street Parking For Two Cars

Situated in this quiet cul-de-sac, in this lovely community and extremely peaceful area of Emra Close, a fine 1980's built modern end-of-terrace house with enclosed garden and off street parking for two cars.

The accommodation comprises entrance vestibule, living room, kitchen/diner on the ground floor with two double bedrooms, and well-appointed bathroom to the first floor. There is a good size loft space providing additional storage.

Other benefits include uPVC double glazing and gas central heating.

With good access to the city centre and the motorway network, this property makes a perfect home for first-time buyers.

Energy Rating C. Council Tax Band B.

\*PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\*

