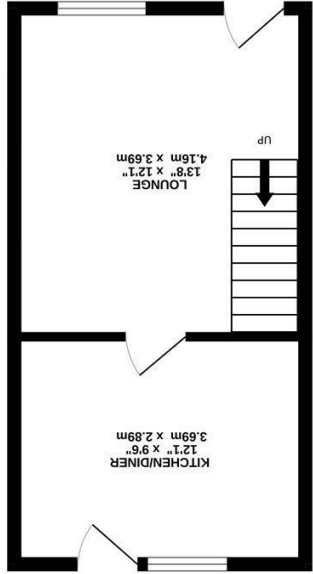
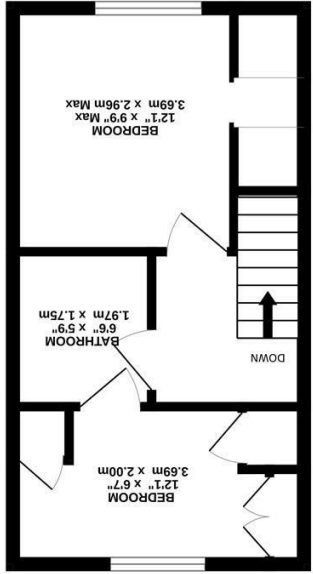




**FLOOR PLAN**



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

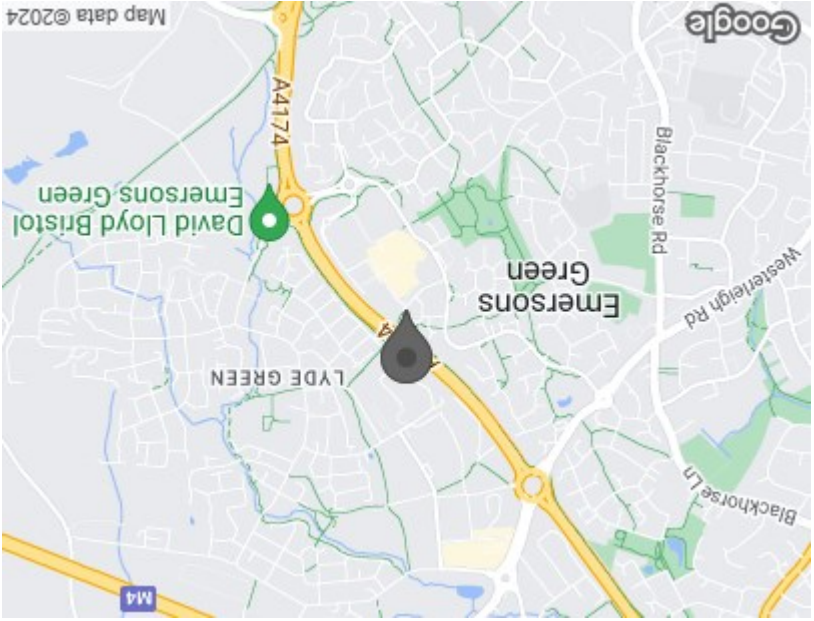


1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

What every agent has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is drawn to dimensions and should be used as a guide only. Made with Metagix ©2024

TOTAL FLOOR AREA - 560 sq.ft. (52.0 sq.m.) approx.

**AREA MAP**



**AREA MAP**

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) <b>A</b>	89
	(81-91) <b>B</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	65	
Not energy efficient - higher running costs		
Potential	Current	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**BETTS GREEN**

**EMERSONS GREEN, BRISTOL, BS16 7BL**

**£285,000**





## Ground Floor

### Lounge

13'8" x 12'1"

### Kitchen/Breakfast Room

12'1" x 9'6"

## First Floor

### Landing

### Bedroom One

12'1" x 9'8"

### Bedroom Two

12'1" x 6'6"

### Bathroom

6'5" x 5'8"

### Outside

### Rear Garden

### Garage

### Off Street Parking



## NO ONWARD CHAIN

M Coleman Estate Agents are delighted to bring to the market this two bedroom mid-terrace property conveniently located to the local amenities of Emersons Green including schools, supermarkets, library, cafes and restaurants.

The entrance door leads directly into the lounge with window to the front elevation and stairs giving access to the first floor. Wood laminate flooring extends through the room and a door leads to the kitchen/dining room. The kitchen offers a range of wall and base units finished with wood effect doors. Integrated appliances include an under-counter oven, four ring gas hob and extractor hood; additionally there is space with plumbing for a washing machine dishwasher and tall fridge freezer. A door gives access to the rear garden.

On the first floor are two bedrooms, both benefiting built in wardrobe storage. The family bathroom offers a three piece suite with mixer shower over bath.

Externally the rear garden is fully enclosed by way of timber-lap fencing offering a safe and secure space for those with young children; the low maintenance space is predominantly laid to chipping with a paved patio area ideal for entertaining friends and family. There is also a garage with off street parking positioned to the left of the property is a block of three.

The property is situated in a highly desirable location with excellent access to local schools, Emersons Green Retail Park, bus routes and road networks including the M32, M4 and M5 ideal for the busy commuter.

