



Connells

Larch Close
Emersons Green Bristol

Larch Close Emersons Green Bristol BS16 7FZ

for sale offers over
£350,000



Property Description

Connells are thrilled to present to the market this lovely Three Bedroom property in the heart of Lyde Green!

This property is conveniently placed close to local amenities in both Lyde and Emersons Green, including a David Lloyd Health Club, Retail Parks, Schools, Parks, Doctors, and Dentist. You are also not far from the Bristol to Bath Cycle track and have great transport links to Bristol and Bath via the Metro Bus.

In brief this home offers a Living Room, Kitchen/Diner area, downstairs Guest Cloakroom, Bathroom, plus three Bedrooms. A low maintenance rear garden along with tandem allocated parking to the side completes this property.

This property is sure to prove popular so call Connells today!

Entrance Hallway

Double glazed obscured panelled door to front, smooth ceiling, fuse box, door to Lounge, stairs rising to the first floor, radiator.

Lounge

12' 8" x 13' 9" (3.86m x 4.19m)

Double glazed window to the front aspect, smooth ceiling, door from Hall and door to Kitchen Diner, TV and telephone point and radiator.

Kitchen / Diner

15' 5" x 9' 5" (4.70m x 2.87m)

Double glazed French doors and window to the rear aspect, smooth ceiling, fitted kitchen with worktops over and splashbacks, Gas hob with extractor over and an electric oven. Cupboard housing a wall mounted combi boiler, smooth ceiling with extractor, stainless steel 1 and 1/2 bowl sink and drainer.

Cloakroom

Smooth ceiling, extractor, pedestal wash hand basin with tiled splashback, WC, radiator.

Landing

Doors to bedrooms and bathroom, smooth ceiling and loft access.

Bedroom One

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to the front aspect, smooth ceiling, door to En-Suite and a radiator.

En-Suite

Double glazed obscured window to the front aspect, smooth ceiling with extractor, shower cubicle housing electric shower, WC, pedestal wash hand basin with tiled splashback and radiator.

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)

Double glazed window to the rear aspect, smooth ceiling and radiator.

Bedroom Three

11' 8" x 6' 8" (3.56m x 2.03m)

Double glazed window to the rear aspect, smooth ceiling and radiator.

Bathroom

Double glazed obscured window to the side aspect, part tiled walls, panelled bath with mixer shower over and glass shower screen, smooth ceiling with extractor, WC, pedestal wash hand basin with mixer tap and a radiator.

Outside

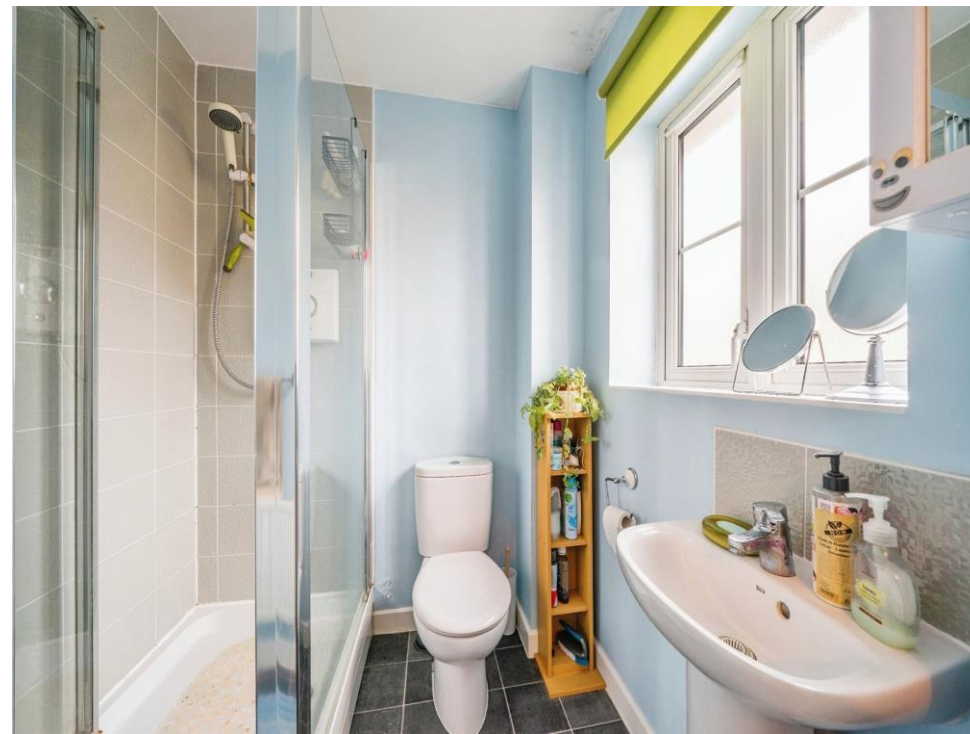
Front Approach

Paving to the front, rain canopy, shrubbery, courtesy light and tandem parking to the side

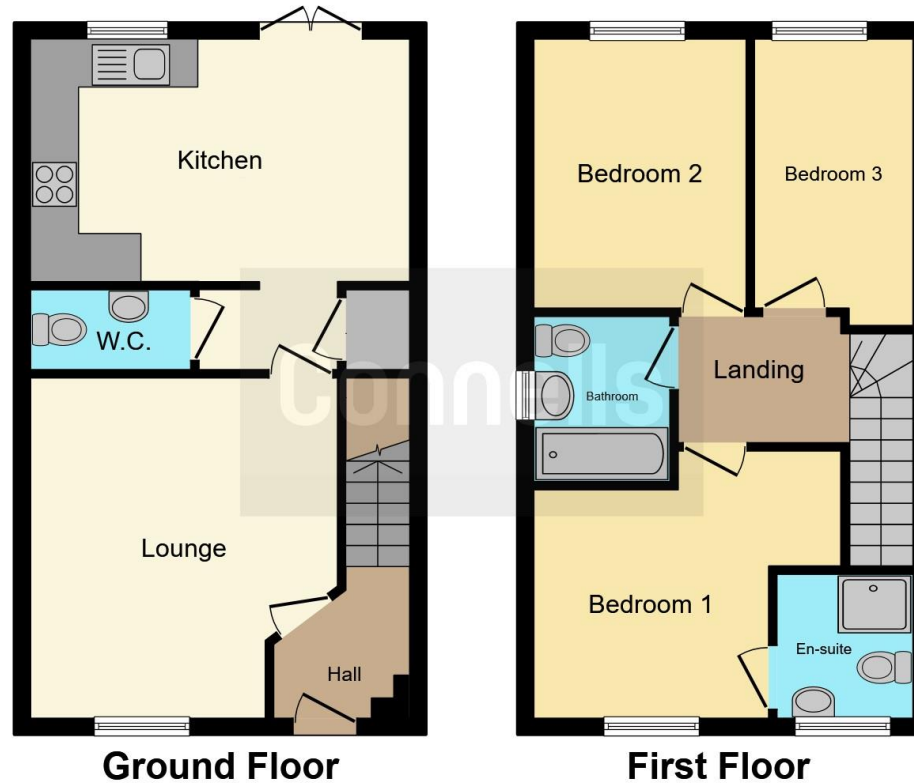
Rear Garden

Fully enclosed, mainly laid to patio with chippings and lawn. Raised flower beds, garden shed, outdoor tap and side access.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/EME306133

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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