



Connells

Buttercup Crescent
Emersons Green Bristol

Buttercup Crescent Emersons Green Bristol BS16 7LE

for sale offers over
£250,000



Property Description

Situated conveniently close to the A4174 ring road, major commuting routes, and the Bristol cycle path, this first-floor apartment by Taylor Wimpey offers easy access to transportation options. Nearby amenities in Emersons Green and Lyde Green, including shops, supermarkets, restaurants, and more, are within walking distance. Additionally, a local primary school and David Lloyd leisure club are nearby.

The property boasts a spacious layout with an entrance hall, open plan lounge/diner/kitchen with a wraparound balcony, modern kitchen with integrated appliances, bathroom, and two double bedrooms (one with an en-suite shower). Additional features include a security entry system, gas central heating, double glazed windows, and allocated off-street parking. Suitable for first-time buyers, buy-to-let investors, or those seeking a manageable living space, viewing is highly recommended.



Entrance Hall

Door in from front, doors off to principal rooms, storage cupboard.

Open Plan Lounge/diner/kitchen

22' 5" x 11' 7" (6.83m x 3.53m)

Kitchen Area

Double glazed window to the front aspect, a range of wall and base units with worktops over, low level electric oven, gas hob with extractor overhead, integrated fridge freezer, integrated washing machine, integrated dishwasher, stainless steel sink and drainer with a mixer tap, cupboard housing a wall mounted boiler and smooth ceiling with recessed spotlights.

Lounge

Dual aspect windows to the front and side and a door to the front aspect giving access to the wrap-around balcony. Carpeted flooring, TV point and a radiator.

Bedroom One

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed window to the front aspect, carpeted flooring and a radiator.

En-Suite

6' 1" x 5' 10" (1.85m x 1.78m)

Shower cubicle with glass door, pedestal wash hand basin with mixer tap, WC, vinyl flooring and a radiator.

Bedroom Two

11' 8" x 7' (3.56m x 2.13m)

Double glazed window to the front aspect, carpeted flooring and a radiator.

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Panelled bath with mains shower over and a glass shower screen, pedestal wash hand basin with a mixer tap, vinyl flooring and a radiator.

Outside

Allocated parking space and access to the bin and bike stores.

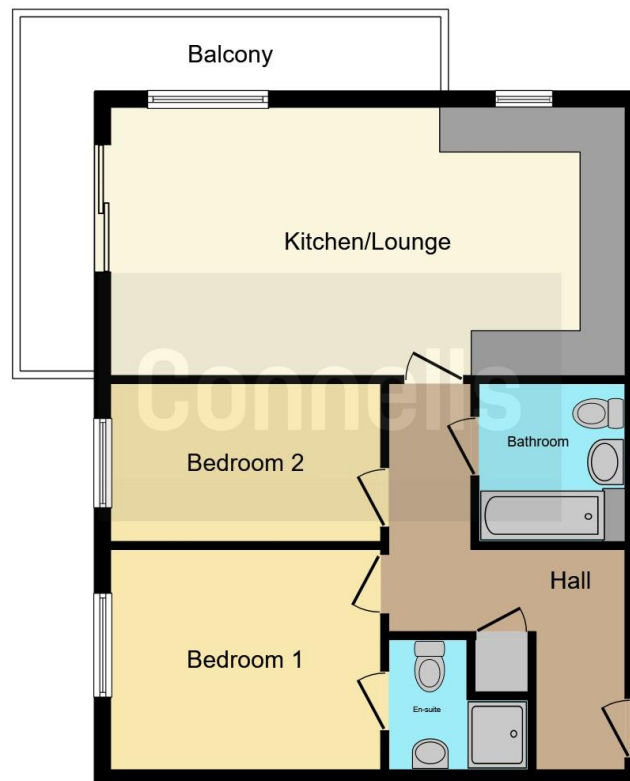
Agents Note

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details.









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

Tenure: Leasehold

view this property online connells.co.uk/Property/EME305984

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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