



Connells

Aubretia Road
Emersons Green BRISTOL



Property Description

This immaculate semi-detached family home is located in a quiet street positioned near several well regarded primary and secondary schools, parks, playgrounds and nature reserves. The property will prove popular to first time buyers, investors and home movers!

In brief this home offers, living room, kitchen with patio doors leading to an enclosed low maintenance garden, downstairs WC, three bedrooms and the family bathroom as well as off street parking!

Lyde Green itself offers a Park and Ride into Bristol, Community Centre and Lyde Green Primary School which is a short walk from this property as well as M3 bus links to Bristol. Emersons Green Retail Park is just minutes away and has a good variety of supermarkets, shops, restaurants as well as a Doctors, Dentist and a veterinary surgery. Those looking for modern day living with great access to two major cities and close to many green spaces look no further!



An early viewing is essential to avoid disappointment. Call Connells Now!

Entrance Hall

Door to front with obscured glazed panel, door to Lounge, stairs rising to the first floor and radiator.

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)

Double glazed window to front aspect, TV point, radiator, carpet, smooth ceiling.

Kitchen/Diner

15' 4" x 8' 8" (4.67m x 2.64m)

Double glazed window to back aspect, double glazed patio doors leading to the garden, range of wall and base units with worktop over, washing machine and space for a fridge/freezer, Gas hob and electric oven with an extractor hood over, 1 and 1/2 stainless sink bowl and drainer, boiler housed in wall mounted cupboard and a radiator.

Bedroom One

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to the front, door to en-suite, carpet, built in wardrobe, smooth ceiling and radiator.

En-Suite

Part tiled walls, shower, WC, wash hand basin, smooth ceiling

Bedroom Two

9' 3" x 7' 6" (2.82m x 2.29m)

Double glazed window to rear, smooth ceiling and radiator.

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed window to rear, smooth ceiling and radiator.

Bathroom

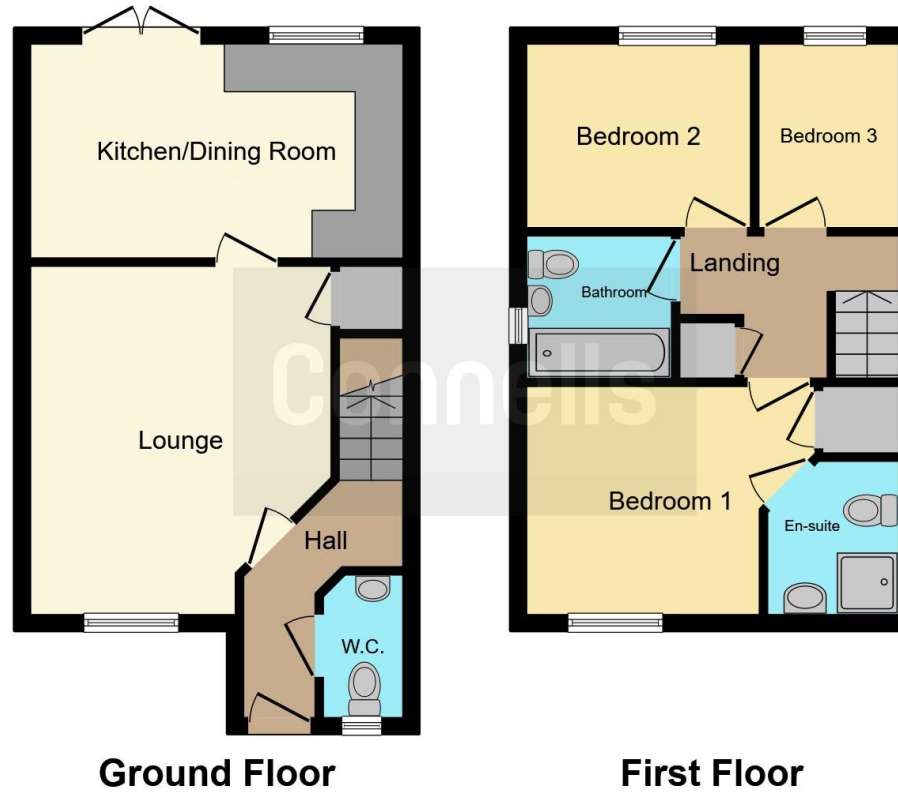
6' x 5' 8" (1.83m x 1.73m)

Obscured double glazed window, part tiled walls, extractor fan, pedestal wash hand basin, bath, WC and radiator.









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: Freehold

view this property online connells.co.uk/Property/EME305947



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