



Connells

Meadgate
Emersons Green Bristol



Property Description

Connells Estate Agent are thrilled to bring to the market this Three Bedroom Detached property. Detached three beds rarely come on in the local area, so this really is a great opportunity to purchase a lovely property in the ever so popular Emersons Green!

The area surrounding the property will not disappoint with great transport links, Supermarkets, Doctors, Dentists, David Lloyds gym, Primary and Secondary schools, as well as many other local amenities, it really is a great spot for families or investors.

In brief this property has a well-appointed lounge, kitchen/dining room with patio doors that leads to the garden. On the first floor you will find three bedrooms and the family bathroom, added benefit to the lovely home is you will find a driveway and garage to the front of the property.

Call Connells now to secure a viewing!



Entrance

Double glazed door to front, stairs rising to the first floor and a radiator.

Cloakroom

Double glazed obscured window to the front, low level WC, hand wash basin, radiator and fuse box.

Living Room

17' 4" Max x 10' 1" (5.28m Max x 3.07m)

Double glazed window to the front, electric fireplace set upon a hearth with mantel over, door leading to hallway, TV/ telephone points, wood effect laminate flooring and a radiator.

Kitchen

17' Max x 9' 7" Max (5.18m Max x 2.92m Max)

Dual aspect double glazed windows to the rear and side, French doors leading to the Garden, a range of high gloss wall and base units with wooden worktops over, space for a fridge/freezer, integrated washing machine and dishwasher, gas hob with extractor over, low level electric oven, pan drawers, 1 and 1/2 bowl sink and drainer with a mixer tap, kickboard lighting, laminate flooring and a radiator.

Bedroom One

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to the front aspect, TV point, door to en-suite, built-in wardrobe, carpeted flooring and a radiator.

En-Suite

Double glazed obscured window to the side aspect, shower cubicle, WC, wash hand basin with mixer tap inset into vanity unit, tiled flooring and a chrome heated towel rail.

Bedroom Two

11' 5" x 10' 6" (3.48m x 3.20m)

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

Bedroom Three

7' 7" x 7' 6" (2.31m x 2.29m)

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

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed obscured window to the front aspect, P shaped bath with mains shower over and shower screen, WC, wash hand basin with mixer tap inset into a vanity unit with under cupboard lighting, tiled flooring and a chrome heated towel rail.

Outside

Front Approach

Mainly laid to lawn with shrub borders and a pathway leading to the front entrance, outside tap, driveway leading to the Garage.

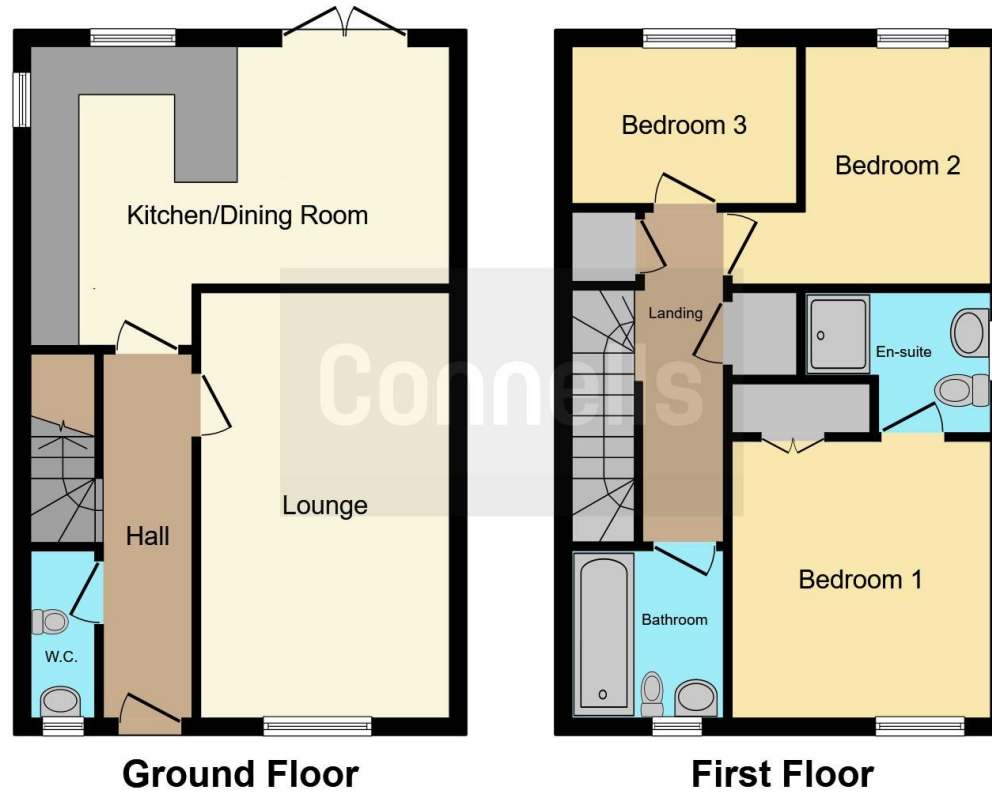
Rear Garden

Fully enclosed by way of boundary fencing with side gated access, mainly laid with patio and law with a pergola and shrub and tree borders.









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

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/EME306168



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306168 - 0002