



Connells

Buttercup Crescent
Emersons Green Bristol

Buttercup Crescent Emersons Green Bristol BS16 7LE

for sale offers in excess of
£240,000



Property Description

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

The property features a spacious layout with an entrance hall, a modern kitchen with integrated appliances, a bathroom and two double bedrooms. Additional features include an intercom entry system, gas central heating, double-glazed windows, and two allocated off-street parking spaces. Ideal for first-time buyers, buy-to-let investors, or those seeking a manageable living space. Viewing is highly recommended.



Entrance Hall

Two storage cupboards and doors off to all rooms.

Bedroom One

11' 6" x 8' 6" (3.51m x 2.59m)

Double glazed window to the side aspect, built-in wardrobe, carpeted flooring and a radiator.

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Double glazed window to the side aspect, built-in wardrobe, wood effect flooring and a radiator.

Bathroom

6' 4" x 7' (1.93m x 2.13m)

Double glazed obscured window to the side aspect, panelled bath with shower over, glass shower screen, pedestal wash hand basin with a mixer tap and tiled splashback, W.C. and tiled flooring.

Open Plan Kitchen Living Room

22' 8" MAX x 14' 3" MAX (6.91m MAX x 4.34m MAX)

Dual aspect windows to both sides, a range of wall and base units with worktops over and metro-brick tiled splashbacks, space for a dishwasher, space for a washing machine, low level electric over, electric hob with extractor over, black ceramic sink and drainer with a hot water tap, breakfast bar, space for a free-standing fridge freezer, smooth ceiling with recessed spotlights, wood effect flooring.

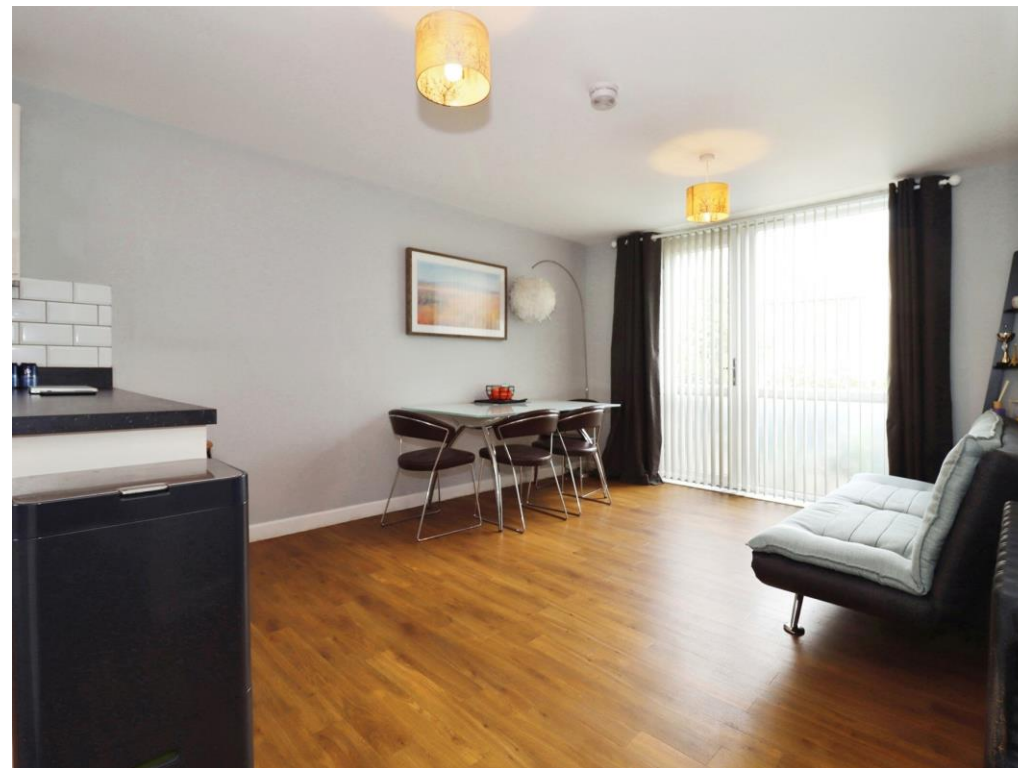
*the vendor is including the washing machine, dishwasher and fridge freezer.

Outside

Two allocated parking and access to the bin and bike stores.

Agents Note

This property will not be available for completion until 31/1/25









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306238

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: EME306238 - 0004