



Connells

Homeground
Emersons Green Bristol



Property Description

Connells are pleased to offer for sale this semi-detached three-bedroom property with a garage, located in the highly sought-after Emersons Green area.

This home is ideally situated near shopping and leisure facilities, cycle paths, and boasts excellent bus and commuter links via the A4174 Ring Road. Additionally, it falls within the catchment area for several schools.

The property features a downstairs guest cloakroom, a spacious lounge with a large front window that allows for ample natural light, leading to the kitchen diner with access to the garden. The first floor comprises three well-appointed bedrooms, one with an ensuite, and a family bathroom. The property also benefits from a garage and off-street parking.

Properties on this quiet road rarely become available, so this opportunity is expected to attract significant interest. Call Connells today to arrange a viewing!

Entrance Hallway

Entrance in from the front giving access to the Guest Cloakroom and Lounge with stairs rising to the first floor.

Cloakroom

Double glazed obscured window to the front aspect, W.C., wash hand basin with a tiled splashback, wood effect flooring and a radiator.

Lounge

14' 1" x 11' 9" (4.29m x 3.58m)

Double glazed window to the front aspect, TV point, double doors through to the Kitchen Diner, carpeted flooring and a radiator.

Kitchen Diner

15' 5" x 9' 8" (4.70m x 2.95m)

Double glazed window to the rear aspect and French doors opening out to the Garden. A range of wall and base units with worktops over and tiled splashbacks, wall mounted boiler, space for an oven, space and plumbing for a washing machine, space for a free standing fridge freezer, under stairs storage cupboard, wood effect flooring and a radiator.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to the front aspect, built-in storage cupboard, door to en-suite, air-conditioning unit, carpeted flooring and a radiator.

En-Suite

Double glazed obscured window to the front aspect, shower cubicle, W.C., pedestal wash hand basin with mixer tap, fully tiled, wood effect flooring and a radiator.

Bedroom Two

9' 4" x 7' 8" max (2.84m x 2.34m max)

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

Bedroom Three

9' 10" x 5' 9" (3.00m x 1.75m)

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

Bathroom

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

Double glazed obscured window to the side aspect, panelled bath, W.C., pedestal wash hand basin, wood effect flooring and a radiator.

Outside

Front Approach

Mainly laid with stone chippings, a pathway leading to the front, rain canopy with an outside light.

Rear Garden

Fully enclosed by way of boundary fencing, stone chipping borders, mainly laid with astro turf and a patio area for entertaining.

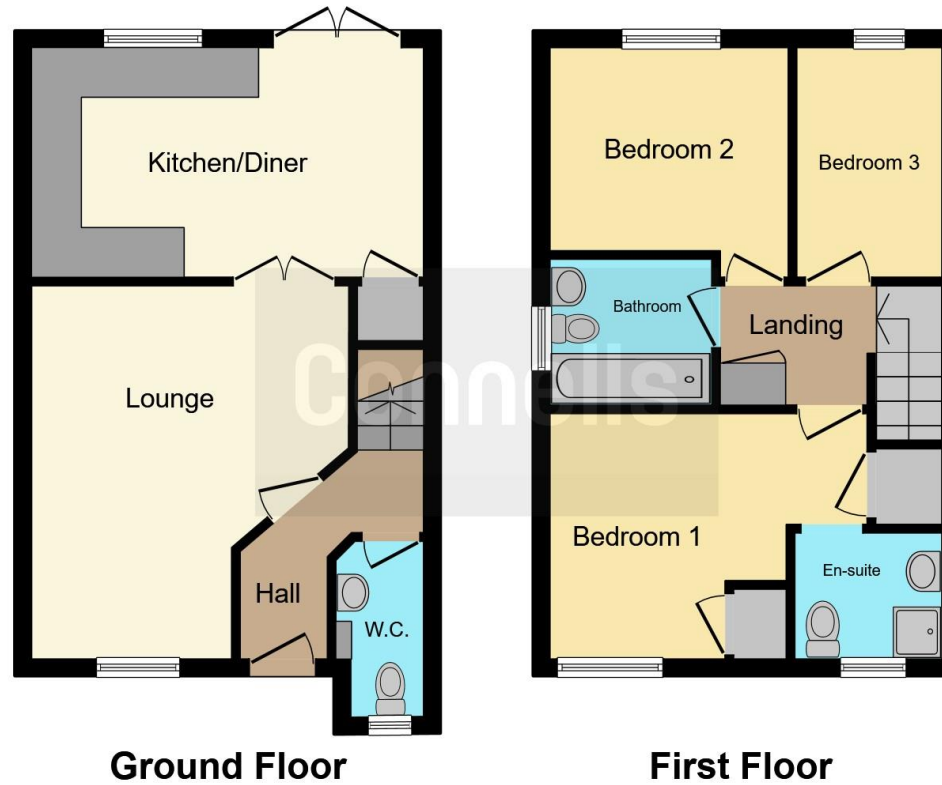
Garage

Garage in a separate block with driveway parking in front.









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: D

view this property online connells.co.uk/Property/EME306294

Tenure: Freehold



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