



Connells

Aubretia Road
Emersons Green Bristol

Aubretia Road Emersons Green Bristol BS16 7NS

for sale
£345,000



Property Description

This beautifully presented semi-detached family home is located on a peaceful street, close to popular primary and secondary schools, parks, playgrounds, and nature reserves. It's a great option for first-time buyers, investors, and those looking to move.

Inside, the property offers a living room, kitchen with patio doors leading to a low-maintenance enclosed garden, a downstairs cloakroom, three bedrooms, and a family bathroom. There's also off-street parking.

Lyde Green provides great local amenities, including a Park and Ride into Bristol, a Community Centre, and Lyde Green Primary School, all within walking distance. The M3 bus route makes it easy to get into Bristol, and Emersons Green Retail Park is just a few minutes away, offering supermarkets, shops, restaurants, and medical services like a doctor, dentist, and vet. For those wanting modern living with easy access to two major cities and plenty of green spaces, this home is ideal.

Don't miss out, schedule your viewing with Connells today!

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

Kitchen Diner

15' 3" x 9' 5" max (4.65m x 2.87m max)

Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom Two

9' 3" x 7' 8" max (2.82m x 2.34m max)

Bedroom Three

7' 6" x 5' 8" (2.29m x 1.73m)

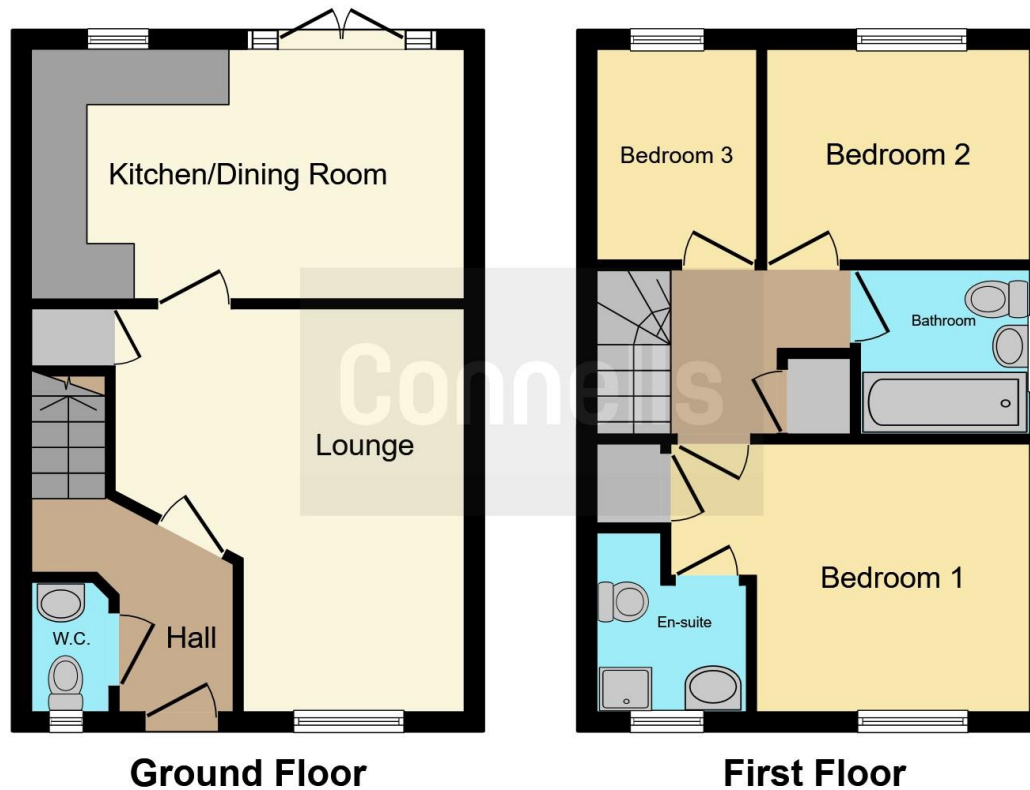
Bathroom

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









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306356



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: EME306356 - 0003