



**Connells**

Harebell Road  
Emersons Green Bristol



# Harebell Road Emersons Green Bristol BS16 7LY

for sale offers in excess of  
**£350,000**



## Property Description

This immaculate semi-detached Town House will be a great Family Home. Located in a quiet street positioned near several well regarded primary and secondary schools, parks, playgrounds and nature reserves. The property has the added benefit of two off-street parking spaces and NHBC warranty.

In brief this Town House comprises of a Lounge, Kitchen/Diner, Guest Cloakroom and an enclosed Garden.

On the first floor you will find two Bedrooms and the Family Bathroom. The top floor comprises of a double Bedroom with En-suite.

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.

## Lounge

14' 7" x 11' 9" ( 4.45m x 3.58m )

Double glazed window to front aspect, TV point, under stairs storage, carpeted flooring and radiator.

## Inner Hallway

Doors to lounge, cloakroom and kitchen/diner, stairs rising to the first floor.

## Cloakroom

W/C, pedestal wash hand basin with mixer tap, tiled splash back, wood effect flooring and radiator.

## Kitchen Diner

11' 9" x 7' 6" ( 3.58m x 2.29m )

Double glazed window and French doors to the rear aspect, a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, low level electric oven, electric hob with extractor over, space and plumbing for washing machine, space for a free-standing fridge freezer, wood effect flooring and radiator.

## First Floor Landing

Doors off to bedrooms and bathroom, stairs rising to the second floor, carpeted flooring and radiator.

## Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

Two double glazed windows to the front aspect, carpeted flooring and radiator.

## Bedroom Three

12' x 9' ( 3.66m x 2.74m )

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

## Bathroom

7' 9" x 5' 6" ( 2.36m x 1.68m )

Double glazed obscured window to the side aspect. Panelled bath with shower attachment over, W/C, pedestal wash hand basin with mixer tap. part tiled, vinyl flooring and radiator.

## Second Floor Landing

Storage cupboard, door to bedroom one and carpeted flooring.

## Bedroom One

17' 1" x 8' 5" ( 5.21m x 2.57m )

Double glazed window to the front aspect, door to en-suite, loft hatch, carpeted flooring and radiator.

## En-Suite

12' 1" x 5' ( 3.68m x 1.52m )

Sky light window to the rear aspect, shower cubicle with glass door, W/C, pedestal wash hand basin with mixer tap. extractor fan, part tiled, vinyl flooring and radiator.

## Outside

### Front Approach

Path leading to front door, outside security light, shrubbery and a side gate leading to garden.

### Rear Garden

Fully enclosed by way of boundary fencing, patio areas, laid to lawn and shed, outside security light, tap and also a hot water tap.

Tandem parking to the rear.

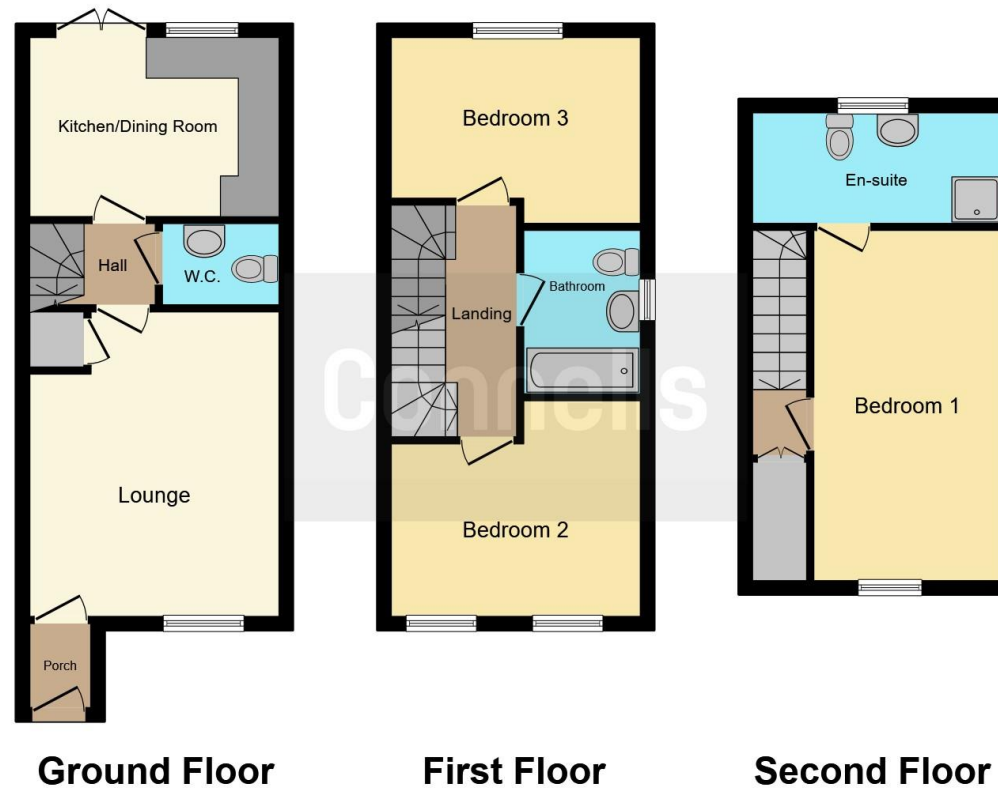












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EME306500](http://connells.co.uk/Property/EME306500)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EME306500 - 0006