



Connells

Meadgate
Emersons Green Bristol

Meadgate Emersons Green Bristol BS16 7BB

for sale offers over
£425,000



Property Description

Detached three beds rarely come on in the local area especially with a garage!

This really is a great opportunity to purchase a lovely property in the popular area of Emersons Green.

Whilst providing easy access to local shops and amenities, this property will create much interest. A Family Home with fantastic living accommodation briefly comprising Lounge, a Downstairs Guest Cloakroom, separate Kitchen Diner, Family Bathroom and Three bedrooms with an En-Suite to the master.

Locally, there are good commuter links including the A4174 Ring Road, as well as Bus Routes and Cycle Paths. A private Health Club as well as Community Centres, Doctors, Dentists, Churches, Restaurants and Cafes are all easily accessible.

Call Connells now to secure a viewing!

Agents Note

There is an oak tree in the rear garden which has a Tree Preservation Order.

Entrance Hallway

Door in from front, doors off to principal rooms and the cloakroom, timber and glazed stairs rising to the first floor and a radiator.

Cloakroom

Double glazed obscured window to the front aspect, wash hand basin inset into vanity unit with a mixer tap, w.c., part tiled walls, tiled flooring and a radiator.

Lounge

17' 3" x 11' (5.26m x 3.35m)
Double glazed window to the front aspect, gas fireplace set upon a hearth with mantel surround, TV point, carpeted flooring and a radiator.

Kitchen/Dining Room

17' 1" x 15' 4" (5.21m x 4.67m)
Double glazed window and French doors to the rear aspect, shaker style kitchen with a range of wall and base units with quartz worktops over, sink inset into worktop, low level electric oven, electric hob with extractor over, integrated dishwasher, space and plumbing for a washing machine, space for a free-standing fridge freezer, plenty of cupboard space, smooth ceiling with recessed spotlights and a radiator.

Landing

Two storage cupboards, one being the airing cupboard and doors off to the bathroom and bedrooms.

Bedroom One

10' 7" x 10' 5" (3.23m x 3.17m)

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

En-Suite

Double glazed obscured window to the side aspect, shower cubicle, w.c., wash hand basin inset into a vanity unit with mixer tap, fully tiled, wood effect flooring extractor fan and a radiator.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

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, wood effect flooring and a radiator.

Family Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Double glazed obscured window to the front aspect, panelled bath with shower attachment, pedestal wash hand basin, w.c., part tiled, extractor, wood effect flooring and a radiator.

Outside

Front Approach

Dropped kerb providing off-street parking on the driveway which leads to the garage, side door into the kitchen, front garden laid to lawn with shrub and fence borders, rain canopy over front door and an outside light.

Rear Garden

Fully enclosed by way of boundary fencing, patio area, lawned area with mature shrubs and trees (one of which has a preservation order), shed, outside lights, outside tap and side gated access.

Garage

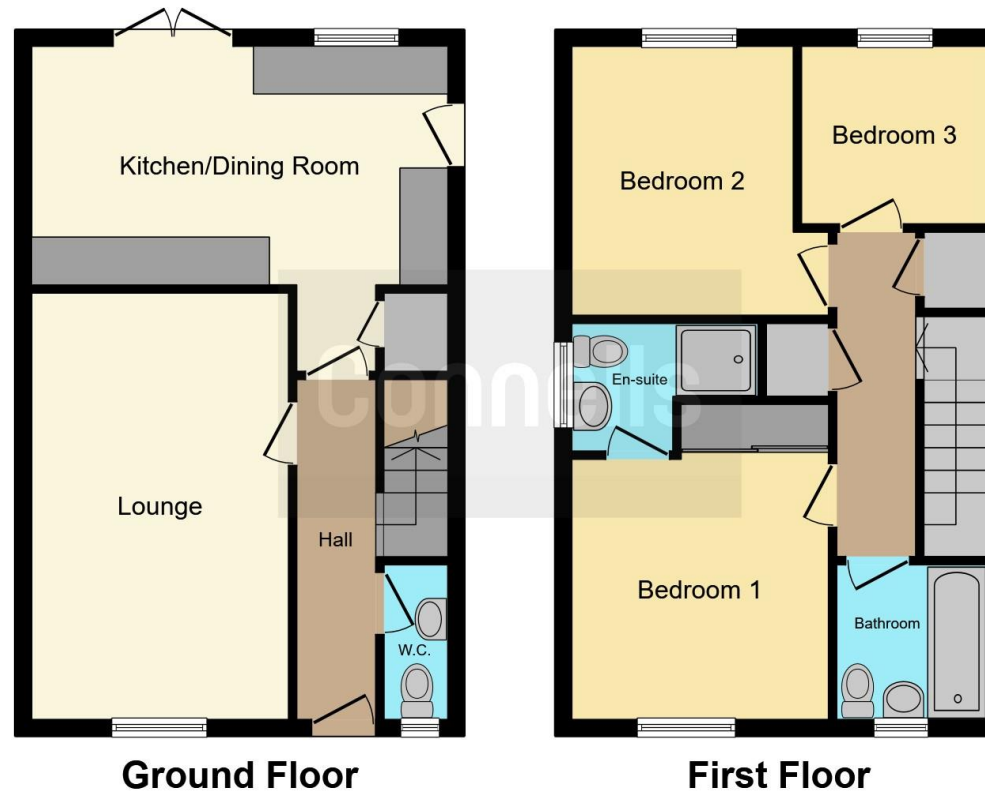
18' 2" x 9' 4" (5.54m x 2.84m)

Up and Over door, power and light, boiler and a courtesy door to/from the garden.









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

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: EME306652 - 0003