



Connells

Julius Close
Emersons Green Bristol

Julius Close Emersons Green Bristol BS16 7HN

for sale offers over
£325,000



Property Description

Located in the highly sought-after area of Emersons Green, this delightful two-bedroom semi-detached property offers a perfect blend of modern living and convenient access to local amenities. Emersons Green is a vibrant community with a range of shops, restaurants, and excellent schools, making it a popular choice for families and professionals alike.

The property is ideally situated for commuters, with easy access to the A4174 ring road, providing links to the M32, M4, and M5 motorways-ensuring you are well connected whether you're heading into Bristol or further afield.

Upon entering, you'll find a spacious lounge (maximised under stairs storage with a full height door and three large drawers), kitchen/diner and conservatory which leads out into a private garden

Upstairs, the property boasts two well-proportioned bedrooms and a family bathroom, providing comfortable living space for a couple or family.

Additional Benefits

The property also comes with its own garage with a driveway to the front with ample parking for two cars, offering valuable off-road parking and additional storage.

This charming home, with its excellent location and great features, is a must-see for anyone looking to settle in Emersons Green.

Don't miss out on this fantastic opportunity!

Entrance Hall

Wood effect flooring, doors leading to the downstairs WC, lounge, and kitchen, access to the fuse board, and a radiator.

Cloakroom

Obscure double glazed window to the front aspect, partly tiled walls, smooth ceiling with extractor, WC, wash hand basin with mixer tap, chrome heated towel rail, wood effect flooring, and a radiator.

Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

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

Kitchen

14' 2" x 8' 1" (4.32m x 2.46m)

Smooth ceiling, range of wall and base units, gas hob with low-level oven, space for freestanding fridge freezer, space for dishwasher or washing machine, large ceramic sink with mixer tap, wood effect flooring, and a radiator.

Conservatory

11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed windows to the rear aspect, French doors opening to the rear garden, wood effect flooring, electrical point, air-conditioning unit, and a radiator.

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Two double glazed windows to the front aspect, carpeted flooring, built-in storage cupboard, large loft hatch/ladder and a radiator.

Loft Space

Boiler has been relocated to the roof space and under guarantee until october 2030. The large central loft area is also fully boarded.

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)

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

Family Bathroom

6' x 6' 8" (1.83m x 2.03m)

Double glazed obscure window to the rear aspect, partly tiled walls, smooth ceiling with extractor fan, bath with mains shower hose attachment and glass shower screen, WC, wash hand basin with mixer tap, and a chrome heated towel rail.

Outside

Rear Garden

Fully enclosed by fence and shrubbery

borders, the rear garden is mainly laid to lawn with a generous patio seating area-ideal for entertaining or relaxing. Access is available via French doors from the conservatory, with additional rear entry to the garage and a side gate providing convenient access to the street.

Front Garden

A paved brick frontage leads to the main entrance, bordered by well-maintained shrubbery. A private driveway offers ample off-road parking for two and leads directly to the garage.

Garage

17' 7" max x 9' 1" max (5.36m max x 2.77m max)









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/EME306671

Tenure: Freehold



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: EME306671 - 0007