



**Connells**

Guest Avenue  
Emersons Green Bristol



### Property Description

Located in Emersons Green, Connells are pleased to present this spacious corner plot, two-bedroom semi-detached house offering modern living in a convenient location.

The lounge opens onto the rear garden via French doors and includes useful under stairs storage. The kitchen sits at the front of the property and offers a layout with space for washing machine, dishwasher, and fridge. Upstairs, both bedrooms include built-in storage, with the main bedroom boasting two cupboards. A sleek family bathroom features a walk-in shower, and the home also benefits from a downstairs cloakroom and gas central heating throughout. The garden is low maintenance and has a small patio area and access to the garage which has electricity and additional storage. There is side gated access to the garden and a driveway sits in front of the garage with extra space at the side, offering potential for added parking.

Ideal for first-time buyers or downsizers seeking space, practicality, and location.

## Entrance Hall

Access to downstairs cloakroom, stairs rising to first floor, and doors to lounge and kitchen.

## Lounge

14' 8" x 13' 4" ( 4.47m x 4.06m )

Double glazed French doors to the rear aspect, smooth ceilings, carpet flooring, TV point, under stair storage cupboard and two radiators.

## Kitchen

8' 7" x 6' 2" ( 2.62m x 1.88m )

Double glazed window to the front aspect, smooth ceilings, range of wall and base units with worktop over, gas hob with extractor over and low-level electric oven, stainless steel sink with mixer tap, wood effect flooring, Worcester boiler housed in cupboard and radiator.

## Cloakroom

6' 1" x 2' 4" ( 1.85m x 0.71m )

Double glazed obscure window to the front aspect, smooth ceiling, WC, wash hand basin with mixer tap, tile effect flooring and radiator.

## Bedroom One

13' 5" max x 11' 6" ( 4.09m max x 3.51m )

Double glazed window to the front aspect, smooth ceilings, carpet flooring, double built-in storage cupboard, single built-in cupboard, loft hatch and radiator.

## Bedroom Two

9' 6" x 6' 7" ( 2.90m x 2.01m )

Double glazed window to the rear aspect, smooth ceilings, carpet flooring, airing cupboard and radiator.

## Bathroom

6' 4" x 6' 3" ( 1.93m x 1.91m )

Double glazed obscure window to the rear aspect, extractor, smooth ceilings, walk-in shower with shower hose attachment and electric shower, glass shower screen, partially tiled walls, WC, wash hand basin with mixer tap, wood effect flooring, towel rail and radiator.

## Garage

18' x 9' ( 5.49m x 2.74m )

Up and over door, power supply, shelving to rear and possible storage above.

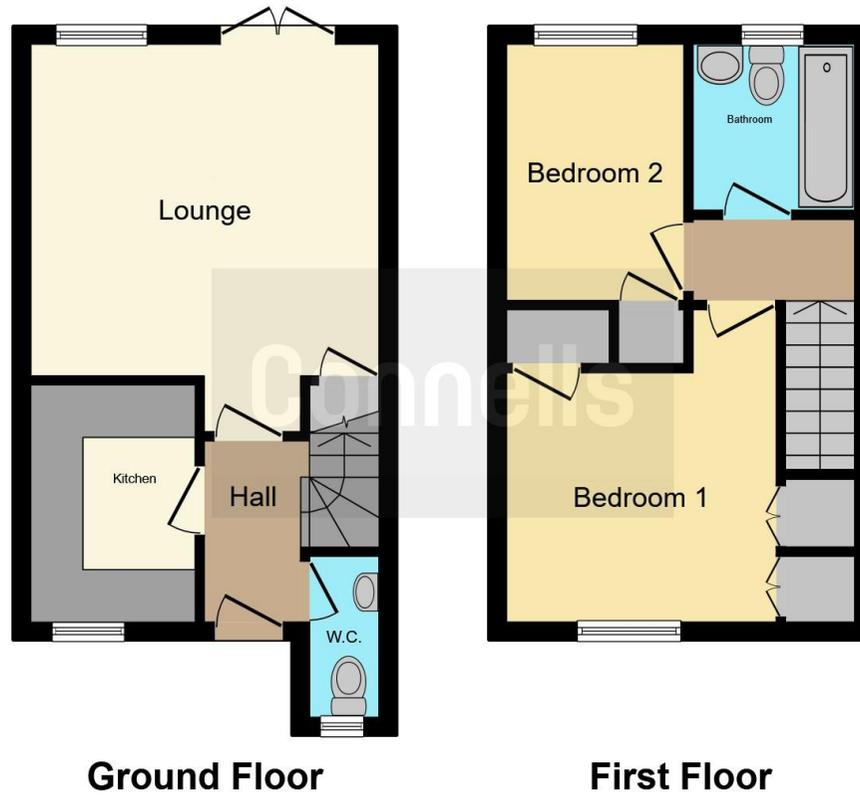
## Garden

Fenced borders, mainly laid to patio and chippings, side access gate to driveway and access to garage.









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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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