



Connells

Guest Avenue
Emersons Green Bristol

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Emersons Green Bristol BS16 7GA

for sale offers over
£325,000



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.

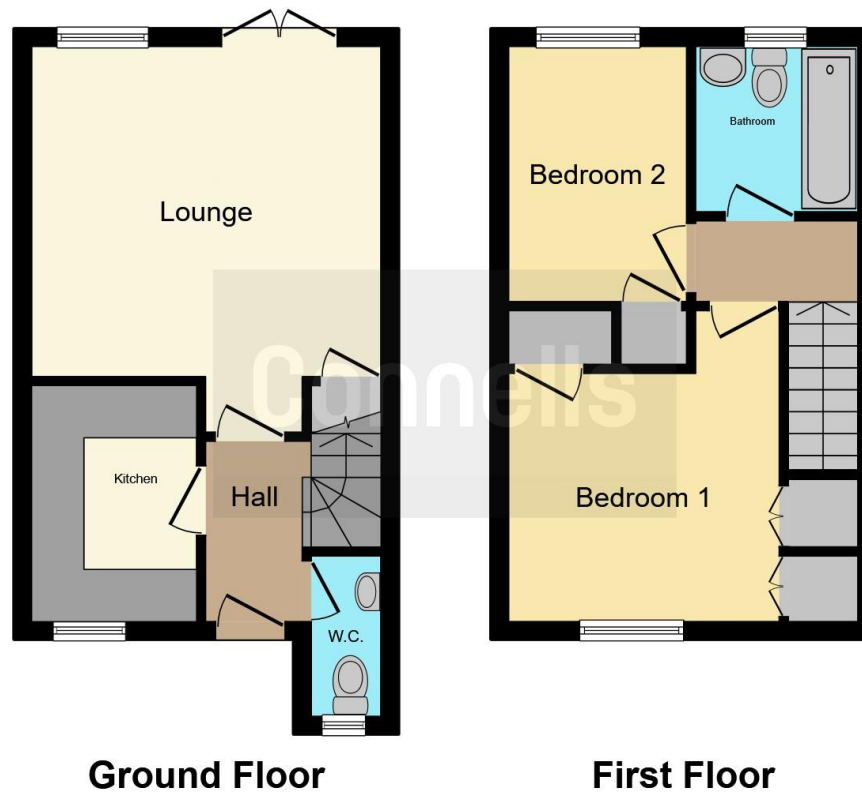
Garden

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









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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