



Connells

Blackhorse Lane
Bristol



Property Description

Located in BS16, this well-presented three-bedroom townhouse offers versatile accommodation arranged over three floors, making it an excellent choice for families or professional buyers. The ground floor features a welcoming entrance hall, modern kitchen/dining room, convenient WC, and a bright lounge with bi-fold door giving access to the garden. On the first floor, there are two well-proportioned bedrooms and a stylish family bathroom, while the top floor is dedicated to an impressive master suite with built-in storage and an en-suite shower room. Externally, the property benefits from an enclosed rear garden and allocated parking. Positioned within easy reach of local shops, schools, and commuter links, this home combines modern living with a practical layout, making it ready to move into.

Entrance Hall

Door in from front, door leading to Kitchen Diner, double glazed obscured window to the side aspect, stairs rising to the first floor and a radiator.

Kitchen Dining Area

12' 6" x 15' 8" (3.81m x 4.78m)

Double glazed bay window to the front aspect, modern fitted kitchen with a range of wall and base units with worktops over, sink inset with mixer tap, gas hob with extractor over, integrated eye-level double oven, integrated dishwasher, under cupboard lighting, metro-brick tiled splashback, under stairs storage cupboard and door to cloakroom.

Cloakroom

2' 6" x 4' 9" (0.76m x 1.45m)

Double glazed obscured window to the side aspect, pedestal wash hand basin with mixer tap, WC, tiled flooring and a radiator.

Lounge Area

14' x 12' 1" (4.27m x 3.68m)

Double glazed Bi-Fold doors leading to the garden, TV point, wood effect flooring and two radiators.

First Floor

Doors off to bedrooms and family bathroom, three double glazed windows and a storage cupboard.

Bedroom Two

13' 9" x 8' 6" (4.19m x 2.59m)

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

Bedroom Three

5' 3" to wardrobe x 9' 9" (1.60m to wardrobe x 2.97m)

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

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m)

Bath with shower over, glass shower screen, WC, floating wash hand basin with mixer tap, tiled flooring and a chrome heated towel rail.

Second Floor

Bedroom One

13' 9" MAX x 14' 5" MAX (4.19m MAX x 4.39m MAX)

Double glazed window to the front aspect, door to en-suite, eaves storage, TV point, carpeted flooring and a radiator.

En-Suite

3' 7" x 6' 6" (1.09m x 1.98m)

Double glazed obscured window to the rear aspect, walk in shower, WC, pedestal wash hand basin with mixer tap, tiled flooring and a chrome heated towel rail.

Outside

Front Aspect:

Driveway with EV charging point, mature shrubbery and trees either side.

Rear garden:

Mainly laid to patio and lawn areas, fully enclosed by way of boundary fencing, shed, flower bed borders, outside light and a side gate leading to front.









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: B Council Tax
 Band: C

Tenure: Freehold

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