



Connells

Julius Close
Emersons Green Bristol



Property Description

Offered to the market is this immaculate two-bedroom coach house, located in the sought-after Julius Close, Emersons Green. Upon entry, a hallway leads to an internal door giving access to a spacious garage featuring an electric door and useful under-stairs storage. Stairs rise to a bright and airy landing flowing into an open-plan kitchen/lounge that is presented in pristine condition with modern fittings and ample natural light. Both bedrooms are well-proportioned, while the family bathroom offers a clean and contemporary suite.

Emersons Green is a highly regarded area, known for its excellent local amenities, including shops, cafes, and primary schools. Transport links are exceptional, with easy access to the A4174 Ring Road, M32, and direct bus routes to Bristol City Centre, making this an ideal location for commuters. This is a perfect opportunity for first-time buyers, downsizers, or investors looking for a turnkey property in a thriving community.



Hall

Internal door access to integrated garage, stairs rising from ground floor leading to the hallway with doors off to principal rooms, a double glazed window to the rear aspect, storage cupboard, study space perfect for home workers, carpeted flooring and a radiator.

Open Plan Kitchen and Lounge

17' 5" x 17' 9" (5.31m x 5.41m)

The lounge area has two double glazed windows to the front aspect, TV point, wood effect flooring and a radiator.

The kitchen area has a modern fitted kitchen with a range of wall and base units with worktops over, an induction hob with extractor over, a single bowl sink and drainer with hose mixer tap, integrated dishwasher, integrated fridge freezer, integrated eye-level double oven, a breakfast bar, wood effect flooring and a radiator.

Bedroom One

10' 5" x 11' 2" (3.17m x 3.40m)

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

Bedroom Two

11' 3" x 10' 1" (3.43m x 3.07m)

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

Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

Double glazed obscured window to the rear aspect, bath with rain shower over and a hose attachment, glass shower screen, W.C., wash hand basin inset into vanity unit, shaver socket, extractor fan, wood effect flooring and a chrome heated towel rail.

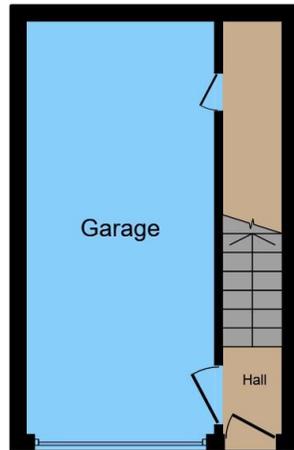
Outside

The property is positioned within a quiet cul-de-sac in Emersons Green, set beneath a coach house archway with a private entrance to the side. The home benefits from its own private allocated parking space in front of the garage, complete with an electric door, positioned to the rear of the property for secure parking and additional storage. The front is landscaped with a mix of shrubs and flowerbeds, adding to the kerb appeal of this well-presented home.









Ground Floor



First Floor

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: C Council Tax
Band: B

Tenure: Freehold

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