



Connells

Heather Road
Emersons Green Bristol

Heather Road Emersons Green Bristol BS16 7NL

for sale
£395,000



Property Description

Located in a quiet development within BS16, this modern three-storey semi-detached home is ideal for families and first-time buyers alike.

The entire top floor is dedicated to an impressive master bedroom with an en-suite, dual windows to the front, a skylight to the rear, and built-in wardrobes. The first floor offers two further bedrooms, both with fitted storage, and a family bathroom. The entrance hall leads to a bright open-plan kitchen/diner featuring integrated appliances and additional under-stair storage. A spacious lounge at the rear enjoys French doors and windows opening onto the garden, perfect for entertaining or relaxing. The property also includes a ground floor cloakroom, smooth ceilings throughout, a private rear garden and a garage located in a nearby with allocated parking in front.

Located close to local schools, shops and travel links, this well-presented home offers both practicality and potential in equal measure. Call Connells today to arrange your viewing!

Agents Note:

There is a Green Square management fee of £180 pa

Entrance

Modern radiator, fuse box, Internet access, and storage cupboard. Access to open-plan kitchen diner.

Cloakroom

5' 3" x 3' 10" (1.60m x 1.17m)
Part tiled walls, WC, wash hand basin with mixer tap, extractor, two storage cupboards, wood effect flooring and a radiator.

Lounge

13' 9" x 11' 3" (4.19m x 3.43m)
French doors and two windows to the rear aspect, modern panelled wall, carpet flooring, TV point and a radiator.

Kitchen/Diner

17' 8" x 10' 5" (5.38m x 3.17m)
Double glazed window to the front aspect and to the side, a modern kitchen with a range of wall and base units with worktops over, 1 and 1/2 bowl stainless steel sink and drainer, integrated fridge/freezer, dishwasher, low-level electric oven, gas hob with extractor over, under-stairs sliding drawers, wood effect flooring, and a radiator.

Landing

Double glazed window to the front aspect with access to all bedrooms and stairs to top floor.

Bedroom One

21' 6" x 13' 9" (6.55m x 4.19m)

Skylight window to the rear aspect, two double glazed windows to the front aspect, built-in

wardrobes, secondary storage hatch, carpeted flooring, smooth ceilings, and a radiator.

En-Suite

8' 5" x 4' 5" (2.57m x 1.35m)

Skylight window to the rear aspect, part tiled walls, walk-in shower cubicle with hose attachment,

WC, wash hand basin with mixer tap, wood effect flooring, smooth ceilings, and a chrome heated towel rail.

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the rear aspect, two built-in storage cupboards, carpet flooring, TV point, and a radiator.

Bedroom Three

10' 8" x 7' 11" (3.25m x 2.41m)

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

Bathroom

Double glazed obscured window to the side aspect, WC, pedestal wash hand basin with mixer tap, panelled bath with shower over, part tiled walls, wood effect flooring and a chrome heated towel rail.

Outside

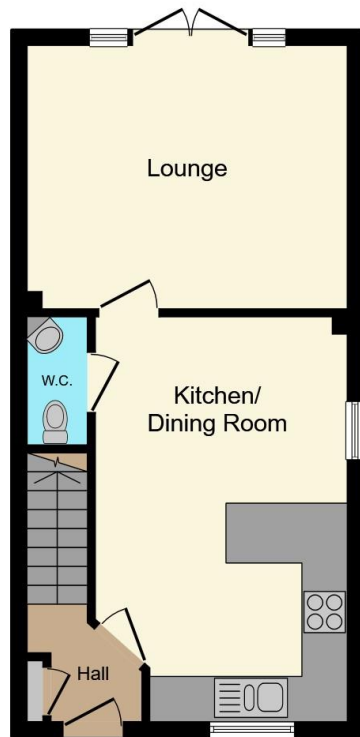
Rear Garden

The rear garden is mainly laid to lawn with fenced borders and side gated access. There's a patio area, a section of chippings, an outdoor tap, and an external electrical socket-ideal for entertaining or gardening.

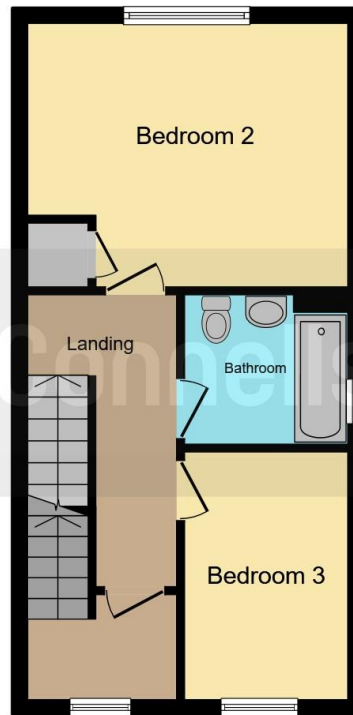




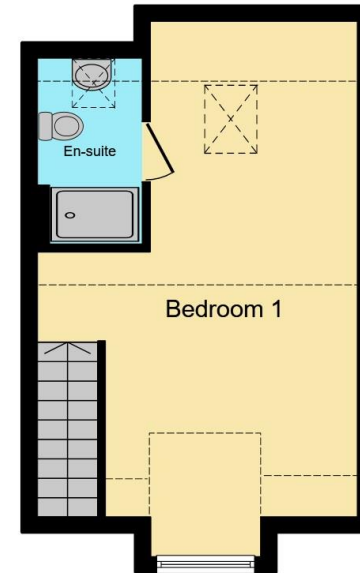




Ground Floor



First Floor



Second 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

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306835



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