



**Connells**

Johnson Road  
Emersons Green Bristol



# Johnson Road Emersons Green Bristol BS16 7JG

for sale  
**£475,000**



## Property Description

Set within the popular Emersons Green area, this versatile four-bedroom end-terrace townhouse offers generous accommodation arranged over three floors, ideal for families seeking space and flexibility.

The ground floor features a bright lounge opening into the conservatory, a separate dining room and a modern kitchen, along with a convenient WC. The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, while the impressive top-floor bedroom boasts fitted storage, three rear-aspect skylights and its own en-suite.

Outside, the property enjoys a private rear garden, garage with power and light and allocated parking. Emersons Green offers excellent amenities including local shops, supermarkets, cafés, green spaces, popular primary schools and strong transport links via the A4174 Ring Road and Metrobus. This well-presented home is perfectly positioned for families and commuters alike.

## Entrance Hall

Double glazed front door to the front aspect, tiled flooring flowing into the kitchen, built-in storage

cupboard and smooth ceilings with a modern wall-mounted radiator.

## Lounge

18' 9" x 10' 4" ( 5.71m x 3.15m )

Double glazed window to the front aspect, wood-effect flooring, smooth ceilings, TV point, electric

fireplace and double doors opening into the conservatory with a radiator.

## Dining Room

11' 6" x 9' 2" ( 3.51m x 2.79m )

Double glazed window to the front aspect, built-in storage cupboard, smooth ceilings, carpet

flooring and two radiators.

## Kitchen

12' 5" max x 11' 10" max ( 3.78m max x 3.61m max )

Double glazed window to the rear aspect, tiled flooring flowing from the hallway, boiler location,

high-level electric oven and low-level electric oven, gas hob with extractor, a range of wall and base units with worktops over, space for washing machine, space for tumble dryer, one and a half bowl stainless steel sink with mixer tap and a radiator.

## Conservatory

12' 8" x 10' 6" ( 3.86m x 3.20m )

Double glazed windows throughout, double glazed doors opening to the rear garden, tiled flooring,

electrical sockets and underfloor heating.

## Downstairs Cloakroom

Tiled flooring, WC, wash hand basin, partly

tiled walls and a radiator

## Landing (first Floor)

Double glazed window to the front aspect, double glazed window to the rear aspect, built-in storage

cupboard, carpet flooring, smooth ceilings and two radiators.

## Bedroom Four

10' 7" x 6' 6" ( 3.23m x 1.98m )

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

## Family Bathroom

8' 5" x 6' ( 2.57m x 1.83m )

Double glazed obscured window to the rear aspect, smooth ceilings, extractor fan, WC, wash hand

basin with mixer tap, partly tiled walls, wood-effect flooring, panelled bath with shower over and

glass shower screen, part tiled surround and a radiator.

## Bedroom Two

11' 2" x 8' 11" ( 3.40m x 2.72m )

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

## Ensuite (bedroom Two)

Smooth ceilings, extractor fan, partly tiled walls, wood-effect flooring, WC, wash hand basin, walk-in

shower cubicle with folding glass door, tiled shower area and a radiator.

## Bedroom Three

12' 2" x 10' 7" ( 3.71m x 3.23m )

Double glazed window to the front aspect, built-in storage cupboard, TV point, carpet flooring and a radiator.

## Bedroom One

25' 2" max x 13' 7" max ( 7.67m max x 4.14m max )

Three double glazed skylight windows to the rear aspect, one double glazed window to the front

aspect, built-in storage cupboards, smooth ceilings, TV point, carpet flooring and two radiators.

## Ensuite (bedroom One)

Obscured double glazed window to the front aspect, vinyl flooring, WC, wash hand basin with mixer

tap and storage beneath, smooth ceilings, extractor fan, walk-in shower with sliding glass doors,

tilled shower area, towel rail and a chrome heated towel rail.

## Outside

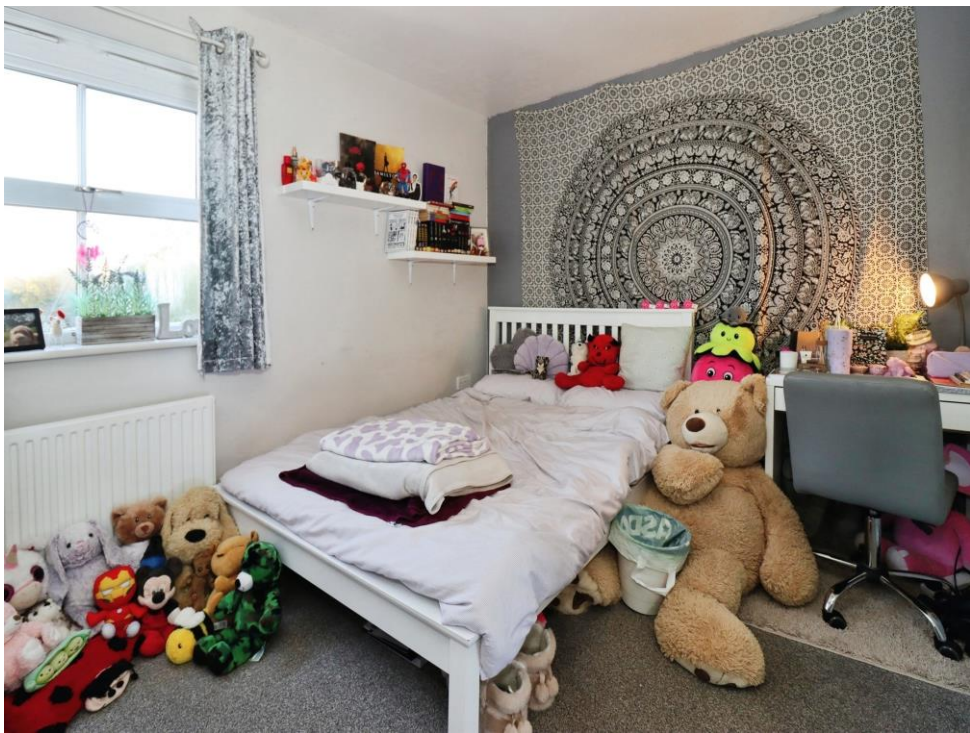
Front Garden:

Pathway to front door, lawn areas with shrubs, access to the garage, allocated parking and a personal door to the garage.

Rear Garden:



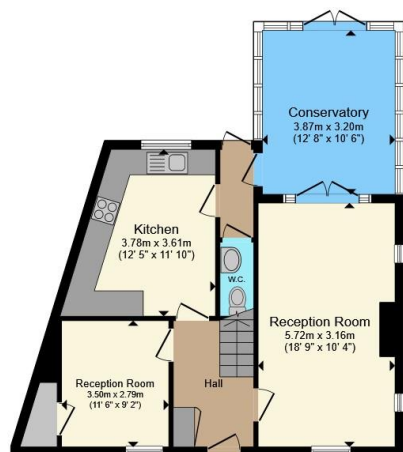




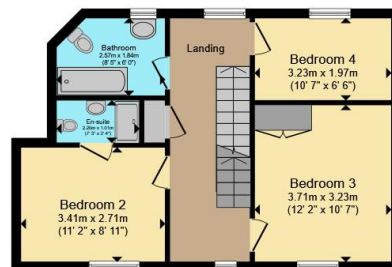




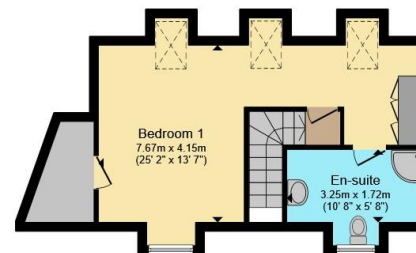




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 148.9 m<sup>2</sup> (1,602 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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