



Connells

Rushy Way
Emersons Green Bristol

Rushy Way Emersons Green Bristol BS16 7BS

for sale offers over
£300,000



Property Description

The accommodation comprises of an entrance hall, living room and kitchen/diner with doors leading to the landscaped rear garden. On the first floor are two double bedrooms and a bathroom.

The property further benefits from a new combi boiler in 2023, landscaped rear garden and two tandem parking spaces at the rear of the property.

The property overlooks a green space, and has access to the Westons Hill Play Area and pond close by. Situated on a modern development, the area is a popular choice with families, due to its close proximity to a range of highly regarded local schools. Also an ideal location for commuters, the A4174 ring road is easily accessible. A range of local amenities including shops, supermarkets and eateries can be found at the nearby Emersons Green Retail Park.

High viewing numbers are anticipated, so call now to arrange your viewing.

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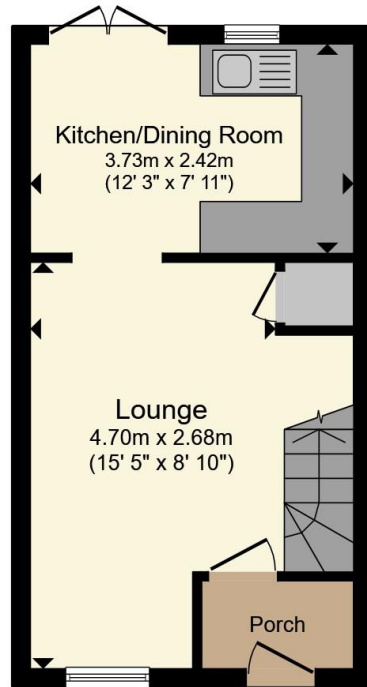
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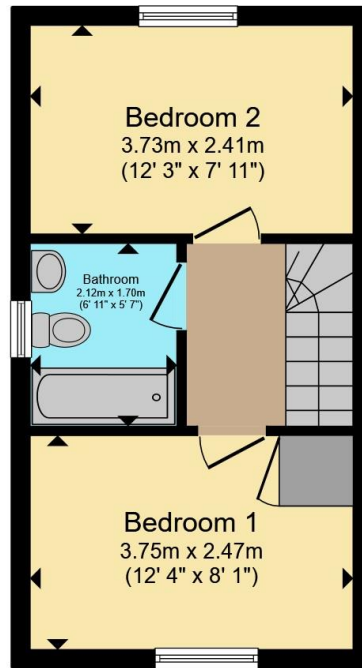
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Ground Floor



First Floor

Total floor area 53.9 m² (580 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

Connells



To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME306947



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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