



Connells

Barn Close
Emersons Green Bristol



Property Description

Very popular Road in Emersons Green!!

This three bedroom property is a must see Family Home!

Set in the ever so popular Emersons Green this property is perfectly positioned for those looking for accommodation with schools, shopping, transport and a David Lloyds gym all being within 10 minutes' walk or drive away.

In brief this property has a well-appointed Lounge with front facing window allowing a lot of natural light into the property. This space leads to separate Dining Room with patio doors to the Garden. Leading from the Dining Room is a Kitchen. Upstairs you will find two Double Bedrooms, a good size Single Bedroom and the Family Bathroom.

A Driveway and Garage is located towards the front of the property with back access to the Garden via the Garage.

This property will appeal to First Time Buyers, Investors and Home movers and will prove incredibly popular in the market today!

Call Connells now to book your viewing!

Entrance Hall

Double glazed door, double glazed side panels and laminate flooring, stairs rising to the first floor.

Lounge

13' 10" x 12' 7" (4.22m x 3.84m)

Double glazed window to the front aspect, fire surround and space for an electric fire, hearth and mantel, carpeted flooring, smooth ceiling, TV point, wood and glazed doors to dining room and a radiator.

Dining Room

9' 1" x 8' (2.77m x 2.44m)

Double glazed French doors to the rear aspect leading to the Garden, archway through to the Kitchen, smooth ceiling, wood effect laminate flooring, under stairs storage cupboard and a radiator.

Kitchen

9' 2" x 7' 4" (2.79m x 2.24m)

Double glazed window to the rear aspect, a range of wall and base units with worktops over and tiled splashbacks, gas hob with an extractor over and an electric oven, single bowl sink and drainer with a mixer tap, space and plumbing for a washing machine and a cupboard housing a wall mounted boiler.

Bedroom One

12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to the rear aspect, built in wardrobe, smooth ceiling and radiator.

Bedroom Two

10' 7" x 7' MAX (3.23m x 2.13m MAX)

Double glazed window to the front aspect, smooth ceiling and radiator.

Bedroom Three

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to the front aspect, smooth ceiling and radiator.

Bathroom

Double glazed obscured window to the rear aspect, WC, panelled bath with shower over, glass shower screen, pedestal wash hand basin with tiled splashback, wood effect laminate flooring, smooth ceiling, extractor fan and a radiator.

Outside

Front Approach

Rain canopy, lawn area, shrubs, dropped kerb with driveway leading to the Garage.

Garage

Up and over door, power and light.

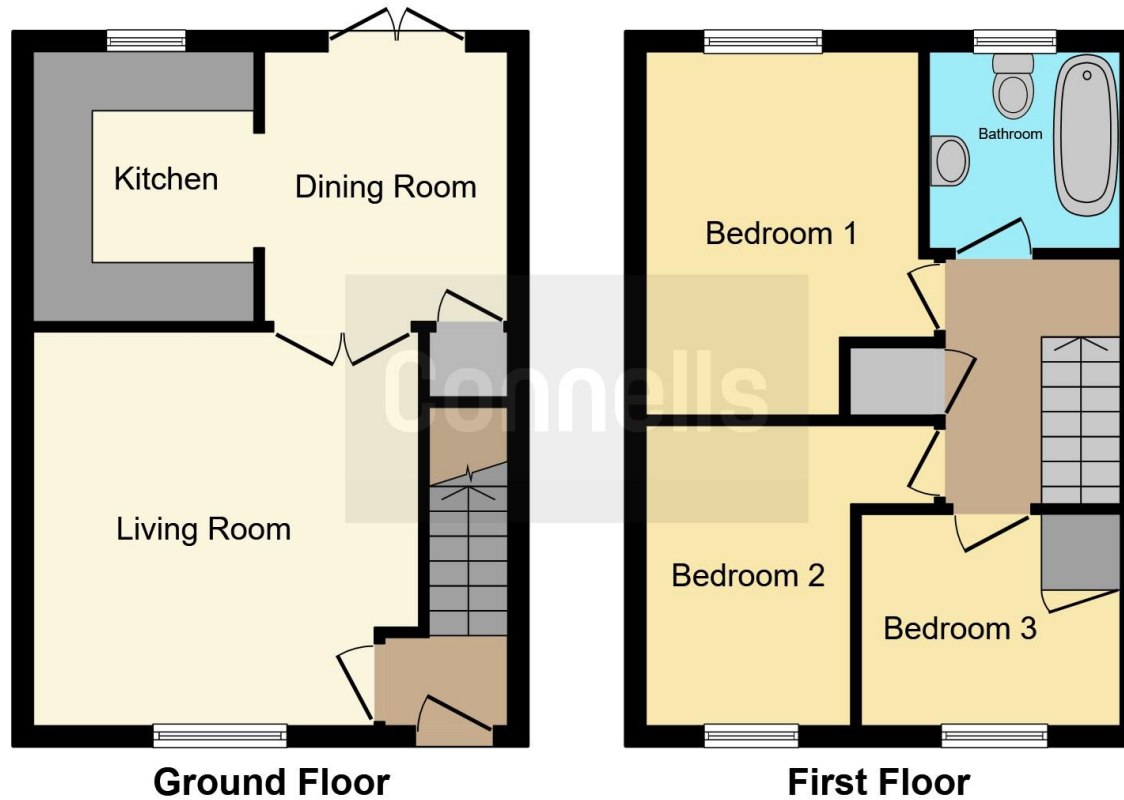
Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn, patio area, shrub and flower borders, outside light, access to the Garage via a courtesy door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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