

£425,000

Cherry Banks

Emersons Green, BS16 7HZ

PROPERTY SUMMARY

A Well-Presented Four-Bedroom Townhouse in Sought-After Location

Occupying a prime position within Cherry Banks overlooking an attractive communal green, this well-maintained four-bedroom townhouse offers spacious and flexible accommodation set across three floors — ideal for modern family living.

The ground floor comprises a welcoming entrance hall, cloakroom, office/snug or bedroom, offering versatile living to suit your needs. To the rear, the open-plan kitchen, dining and living area provides a bright and sociable space, complete with French doors leading directly to the garden — which in our opinion is perfect for family life or entertaining.

The first floor offers a master bedroom, ensuite shower room, plus a further flexible reception room. The top floor completes the accommodation with two additional double bedrooms and a modern family bathroom.

Externally, the property benefits from a private rear garden, detached single garage, and off-street parking.

Located within a friendly and well-established Lyde Green community, this home offers excellent access to nearby amenities, including Emersons Green retail centre, a selection of local schools, and the popular David Lloyd Health & Fitness Club — all within easy reach. It also provides convenient commuter links to the A4174 Ring Road, M4, and M5 motorways.

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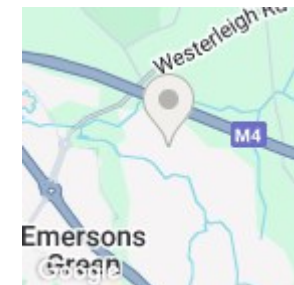
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements