



Connells

Cousins Way
Emersons Green BRISTOL



Property Description

Situated in a convenient residential location, this charming two-bedroom terraced property offers spacious accommodation arranged over two floors and would make an excellent first-time purchase or investment opportunity.

Upon entering the property, you are welcomed via an entrance porch leading into a particularly spacious lounge measuring approximately 18'6" in length, providing ample space for both living and dining furniture and creating an ideal setting for relaxing or entertaining guests.

To the rear of the property is the fitted kitchen, offering a range of wall and base units, work surface space and room for appliances, with potential for modernisation to suit individual tastes.

The first floor comprises two well-proportioned bedrooms. Bedroom One is a generous double room overlooking the front aspect, while Bedroom Two also provides comfortable accommodation and could equally serve as a guest bedroom, nursery or home office. Completing the accommodation is a family bathroom fitted with a three-piece suite.

Offering well-balanced living space throughout and the opportunity to add your own stamp, this property is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Entrance Porch

Door leading into the property with further access into the lounge.

Lounge

18' 6" Max x 11' 9" Max (5.64m Max x 3.58m Max)

A spacious and bright reception room with ample space for living and dining furniture, staircase rising to the first floor and doorway leading into the kitchen.

Kitchen

11' 6" Max x 8' 6" Max (3.51m Max x 2.59m Max)

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances and rear aspect window. Door to rear garden.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)

A generously sized double bedroom with front aspect window and space for bedroom furniture.

Bedroom Two

11' 8" Max x 7' 10" Max (3.56m Max x 2.39m Max)

A well-proportioned second bedroom, ideal as a guest room, child's bedroom or home office

Bathroom

Fitted with a three-piece suite comprising panel-enclosed bath, low-level WC and wash hand basin.

Rear Garden

Mainly laid to patio with timber fencing.

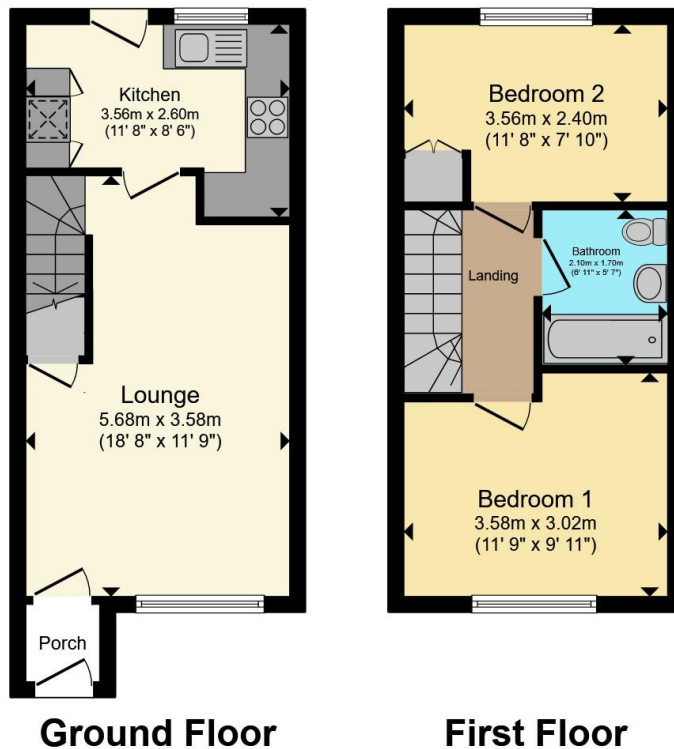
Front Garden

Shingle boarder with parking space in front of property.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Total floor area 55.0 m² (592 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

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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/EME307177

Tenure: Freehold



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