

for sale

£315,000



John Caller Crescent Bristol BS16 1LH

Introducing your dream sanctuary: a stunning and stylish coach house that seamlessly blends modern elegance with practical living.

John Caller Crescent Bristol BS16 1LH

Kitchen / Lounge / Diner

21' 2" max x 15' max (6.45m max x 4.57m max)

Double glazed doors to Juliet balcony, radiator.

Fitted kitchen comprising wall and base units, work surfaces, sink/drainer, gas hob, electric oven, space for washing machine, space for dishwasher, space for fridge/freezer.

Bedroom One

9' 7" max x 15' 1" max (2.92m max x 4.60m max)

Double glazed window, radiator.

En Suite

Low level WC, wash hand basin, shower cubicle, radiator.

Bedroom Two

7' 3" max x 10' 5" max (2.21m max x 3.17m max)

Double glazed window, radiator.







To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307063 - 0008

Tenure:Freehold EPC Rating: B

Council Tax Band: B

[view this property online connells.co.uk/Property/EME307063](https://www.connells.co.uk/Property/EME307063)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk