

for sale

offers over **£400,000** Freehold



Buttercup Crescent Emersons Green Bristol BS16 7LE

A well-arranged four bedroom semi-detached townhouse set over three floors, offering a lounge with garden access, fitted kitchen, downstairs cloakroom, family bathroom, en-suite to the main bedroom, rear garden, garage and parking, located within Lyde Green.



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Property Details

Entrance Hall

Door in from front, carpet flooring, smooth ceilings, under-stairs storage cupboard, stairs rising to the first floor, and a radiator.

Kitchen 12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to the front aspect, smooth ceilings, range of wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, integrated dishwasher, low-level electric oven, gas hob with extractor over, wood-effect flooring, and a radiator.

Downstairs Cloakroom

Double glazed obscured window to the side aspect, smooth ceilings, WC, wash hand basin with mixer tap, towel rail, wood-effect flooring, and a radiator.

Lounge 14' x 12' 7" (4.27m x 3.84m)

Double glazed French doors opening to the rear aspect and garden, smooth ceilings, carpet flooring, and a radiator.

First Floor Landing

Double glazed window to the front aspect, carpet flooring, and a radiator.

Bedroom Two 13' 11" x 12' 8" (4.24m x 3.86m)

Double glazed window to the rear aspect, TV point, carpet flooring, and a radiator.

Family Bathroom 7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed obscured window to the side aspect, smooth ceilings, panelled bath with shower over and glass screen, WC, wash hand basin with mixer tap, wood-effect flooring, and a radiator.

Bedroom Four 9' 6" x 7' 1" (2.90m x 2.16m)

Double glazed window to the rear aspect, carpet flooring, and a radiator.

Second Floor Landing

Built-in storage cupboard, loft access hatch, carpet flooring, and a radiator.

Bedroom One 13' 11" x 12' 10" (4.24m x 3.91m)

Double glazed window to the front aspect, space for a large freestanding wardrobe, carpet flooring, access to the en-suite, and a radiator.

En-Suite

Double glazed obscured window to the side aspect, walk-in shower cubicle with sliding door, partially tiled walls, WC, wash hand basin with mixer tap, wood-effect flooring, and a radiator.

Bedroom Three 13' 11" x 9' 4" (4.24m x 2.84m)

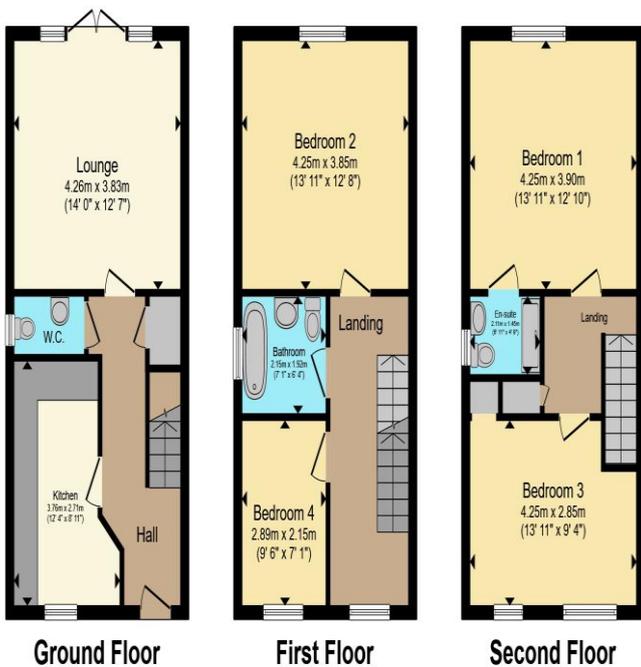
Two double glazed windows to the front aspect, carpet flooring, and a radiator.

Outside

Rear Garden:

Enclosed rear garden laid to patio and decorative stone, with planted borders, gated rear access, and space for outdoor seating





Total floor area 111.1 m² (1,195 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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T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306926 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: E

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