





Property Description

This appealing two-bedroom semi-detached house features a driveway and garage with rear access, great location for local Primary Schools. Situated in a modern development near the ring road, residents have easy access to Bristol via the M4 and M32, and local amenities including shopping at Emersons Green Retail Park and dining options. Emersons Green offers a family-friendly environment with community activities, local shops, and serene green spaces, making it ideal for both families and professionals.

Entrance Hall

Door in from front, door to Lounge, carpeted flooring, fuse box, stairs rising to the first floor and a radiator.

Lounge

13' 9" x 10' 3" (4.19m x 3.12m)
Double glazed window to the front aspect, TV point, carpeted flooring and a radiator.

Kitchen

13' 5" x 10' (4.09m x 3.05m)
Double glazed window to the rear aspect, French doors leading to the rear Garden, a range of wall and base units with worktops over and tiled splashbacks, low level electric oven, gas hob with extractor over, under counter space for a washing machine, space for a free-standing fridge freezer, 1 and 1/2 bowl sink and drainer with mixer tap and wood effect flooring.

Bedroom One

10' 6" x 10' 3" (3.20m x 3.12m)
Two double glazed windows to the front aspect, built-in double wardrobe, TV point, archway to en-suite, carpeted flooring and a radiator.

En-Suite

Fully tiled shower cubicle with rain shower over and a handheld attachment, wash hand

basin with mixer tap inset into vanity unit.

Landing

Doors off to bedrooms and bathroom, airing cupboard containing a Worcester boiler.

Bedroom Two

10' 7" x 7' 2" (3.23m x 2.18m)

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)
Double glazed obscured window to the rear aspect. panelled bath with shower over, WC, pedestal wash hand basin, vinyl flooring and a radiator.

Outside

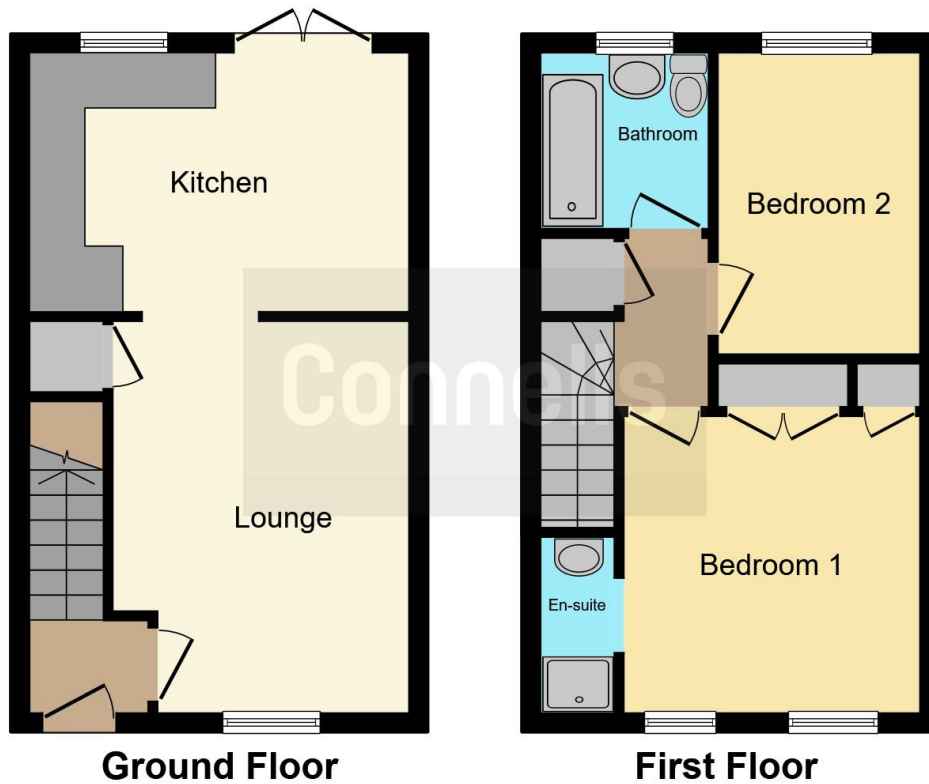
Front Approach

Composite door with four obscured windowpanes inset, rain canopy, shed/outside cupboard for storage, front mainly laid to stone chippings with plum slate and a paved pathway leading to the front door.

Rear Garden

Fully enclosed by way of boundary fencing, side gated access, patio area with steps leading down to a lawned area, garden lighting, raised flower bed and a courtesy door to the Garage.





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.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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