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for sale

£375,000



Emet Grove Emersons Green Bristol BS16 7EG

A three-bedroom semi-detached family home offering spacious and versatile accommodation extending to approximately 1,059 sq.ft. Ideally suited to first-time buyers and growing families alike, this property boasts a generous lounge, modern fitted kitchen, bright conservatory and garage.

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Entrance Porch

A practical entrance space providing access into the main accommodation.

Hallway

A welcoming reception hall with staircase rising to the first floor and access to the principal ground floor rooms.

Cloakroom/Wc

Conveniently positioned and fitted with a low-level WC and wash hand basin.

Lounge

A superb main reception room offering excellent proportions for both relaxation and entertaining. Large windows allow plenty of natural light, while the generous layout easily accommodates a range of furniture.

Kitchen

A spacious and functional kitchen fitted with a range of units and work surfaces, providing ample storage and preparation space. Perfectly positioned adjacent to the conservatory for modern family living.

Conservatory

A wonderful addition to the home, offering panoramic garden views and a bright, airy atmosphere. An ideal dining area, home office or relaxing sitting room.

First Floor

Landing

Providing access to all first floor accommodation.

Bedroom One

A generous principal bedroom featuring built-in storage and the added luxury of a private en-suite shower room.

En-Suite Shower Room

A useful and stylish addition to the principal bedroom, fitted with a shower enclosure, wash hand basin and WC.



Bedroom Two

A well-sized double bedroom enjoying ample space for wardrobes and additional furniture.

Bedroom Three

A versatile third bedroom ideal as a child's room, guest bedroom, dressing room or home office.

Family Bathroom

Fitted with a contemporary suite comprising bath with shower over, wash hand basin and WC.

Garden

Predominantly laid to lawn, the garden is complemented by mature shrubs, and established planting A generous patio area offers an ideal space for al fresco dining, summer entertaining or simply relaxing.

Garage

A detached garage providing secure parking with driveway.

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.



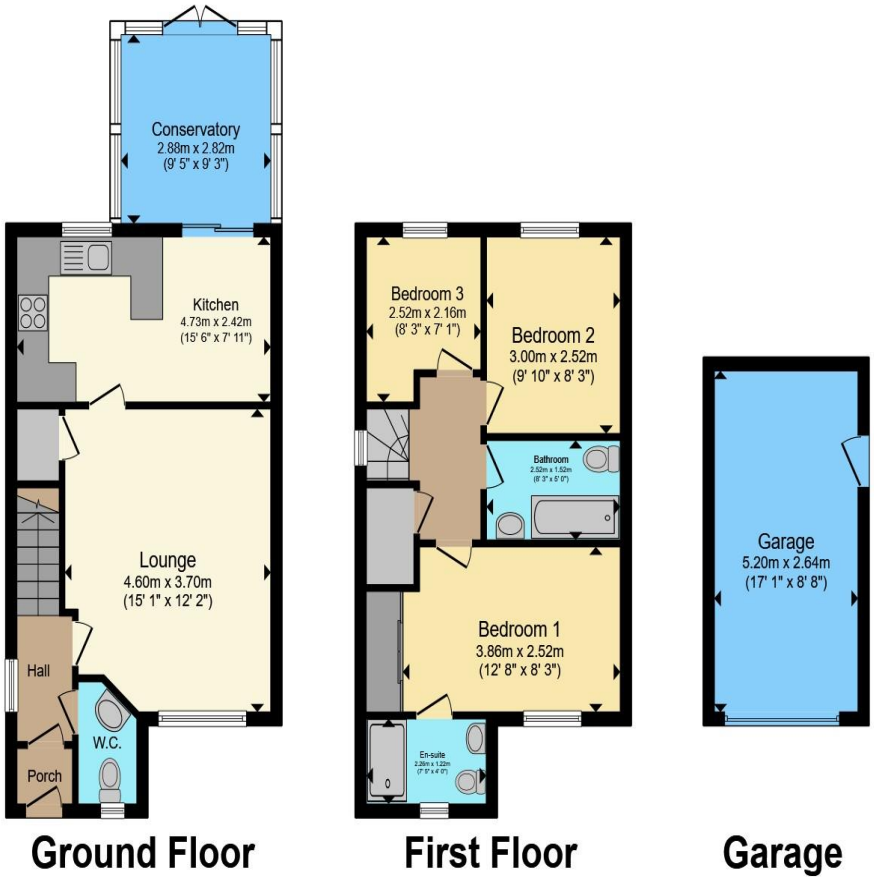












Total floor area 98.4 m² (1,059 sq.ft.) approx

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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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: EME307096 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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