

for sale

offers in excess of **£425,000**



Meadgate Emersons Green Bristol BS16 7BB

Connells are pleased to present this Three Bedroom Detached family home in Emersons Green, with garage and drivewa. Call now to book your viewing appointment!

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Entrance

Double glazed door to front, stairs rising to the first floor and a radiator.

Cloakroom

Double glazed obscured window to the front, low level WC, hand wash basin, radiator and fuse box.

Living Room

17' 4" x 10' 1" (5.28m x 3.07m)

Double glazed window to the front, electric fireplace set upon a hearth with mantel over, door leading to hallway, TV/ telephone points, wood effect laminate flooring and a radiator.

Kitchen

17' 1" x 9' 7" (5.21m x 2.92m)

Dual aspect double glazed windows to the rear and side, French doors leading to the Garden, a range of high gloss wall and base units with wooden worktops over, space for a fridge/freezer, integrated washing machine and dishwasher, gas hob with extractor over, low level electric oven, pan drawers, 1 and 1/2 bowl sink and drainer with a mixer tap, kickboard lighting, laminate flooring and a radiator.

Bedroom One

11' 3" x 10' 6" (3.43m x 3.20m)

Double glazed window to the front aspect, TV point, door to en-suite, built-in wardrobe, carpeted flooring and a radiator.

En Suite

Double glazed obscured window to the side aspect, shower cubicle, WC, wash hand basin with mixer tap inset into vanity unit, tiled flooring and a chrome heated towel rail.

Bedroom Two

11' 5" x 10' 6" (3.48m x 3.20m)

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

Bedroom Three

7' 8" x 7' 6" (2.34m x 2.29m)

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

Bathroom

Double glazed obscured window to the front aspect, P shaped



bath with mains shower over and shower screen, WC, wash hand basin with mixer tap inset into a vanity unit with under cupboard lighting, tiled flooring and a chrome heated towel rail.

Outside

Front Approach

Mainly laid to lawn with shrub borders and a pathway leading to the front entrance, outside tap, driveway leading to the Garage and additional parking space.

Rear Garden

Fully enclosed by way of boundary fencing with side gated access, mainly laid with patio and law with a pergola and shrub and tree borders.





To view this property please contact Connells on

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Property Ref: EME306934 - 0013

Tenure:Freehold EPC Rating: C

Council Tax Band: D

[view this property online connells.co.uk/Property/EME306934](https://www.connells.co.uk/Property/EME306934)

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