

for sale

guide price **£315,000** Freehold



Hill Close Emersons Green Bristol BS16 7HH

Connells are pleased to bring to the market this 2 bedroom end terraced property Located in the desirable cul de sac within Emersons Green this modern home is perfect for first-time buyers.

- Energy Rating: C
- Downstairs WC
- Cul De Sac Location
- Low maintenance garden
- Perfect for first time buyer or those looking to downsize!

Property Details

Entrance Hallway

spacious entrance hallway leading to all rooms with staircase to first floor..

Cloakroom

Downstairs Wc, Whb, flooring.

Kitchen

Modern fitted separate kitchen with window to front elevation.

Living Room 15' 9" x 13' (4.80m x 3.96m)

Spacious living space, perfect to entertain guests with french doors leading to rear garden and storage cupboard.

Stairs To 1st Floor

Bedroom One 13' x 9' 7" (3.96m x 2.92m)

spacious double bedroom with double glazed window to rear elevation.

Bedroom Two 13' x 9' 6" (3.96m x 2.90m)

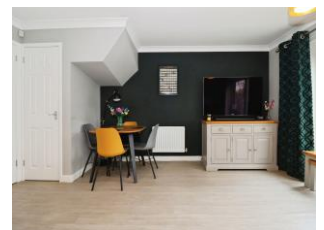
Double bedroom with built in storage and double glazed window to front elevation.

Bathroom

modern fitted bathroom suite.

Rear Garden

fully enclosed private rear garden,





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: EME307081 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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