

for sale

offers over **£375,000**



## Pinnell Grove Emersons Green Bristol BS16 7DE

A Lovely 3 bedroom semi detached home in Emersons Green, BS16 7DE, cul-de-sac location with open space to the front and a rear garden which is not overlooked also boasts a side garage having access from both gardens. being offered with NO CHAIN call Connells today!



# Pinnell Grove Emersons Green Bristol BS16 7DE

## Entrance Hallway

Leading to cloakroom with downstairs WC, Wash hand basin

## Living Room

16' 1" x 11' 8" ( 4.90m x 3.56m )

Neutral colour decoration. UPVC double glazed window to front. Radiator. Flooring. Door leading to hallway with storage cupboard.

## Kitchen

14' 2" x 7' 3" ( 4.32m x 2.21m )

Fitted kitchen with wall and base units, worktop over. Sink with drainer. Electric oven with gas hob and extractor fan.

## Dining Room

10' 2" x 7' 2" ( 3.10m x 2.18m )

UPVC Patio door to rear garden. Flooring, Radiator.

## First Floor Landing

Carpeted

## Bedroom One

10' 9" x 9' 9" ( 3.28m x 2.97m )

Carpeted. Build in wardrobe. UPVC double glazed window to front aspect. Radiator and door leading to ensuite.

## Ensuite

5' x 10' 3" ( 1.52m x 3.12m )

W/C, Wash hand basin. Shower cubical with shower. Double glazed window to side.

## Bedroom Two

8' 9" x 11' 7" ( 2.67m x 3.53m )

UPVC window to front. Carpeted. Radiator

## Bedroom Three

8' 1" x 7' ( 2.46m x 2.13m )

UPVC window to front. Carpeted. Radiator

## Bathroom

6' 9" x 6' 6" ( 2.06m x 1.98m )

W/C. Wash hand basin. Radiator. Window to side. Bath with mixer tap.





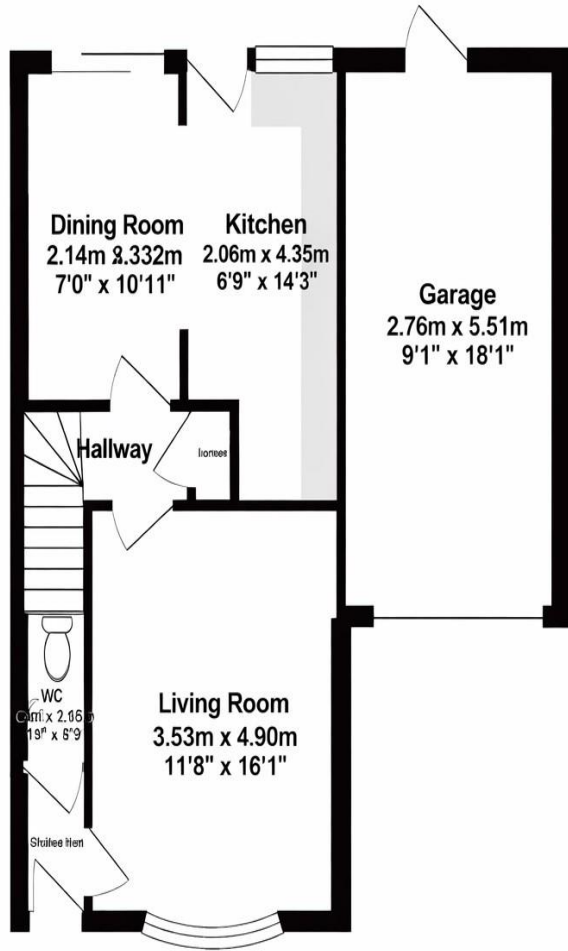




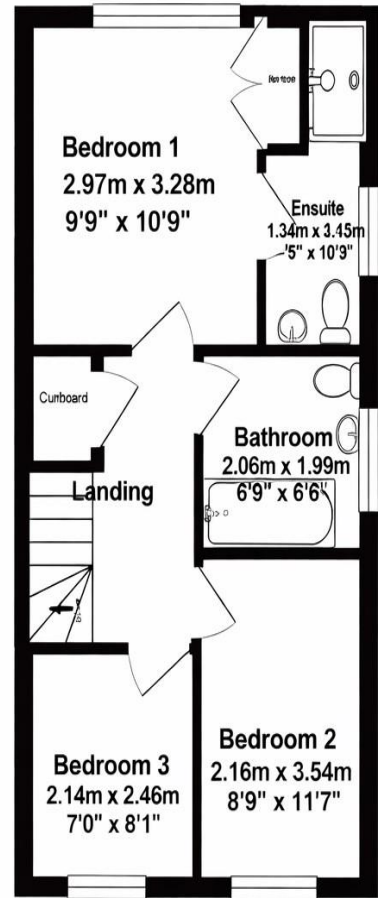




## GROUND FLOOR



## 1ST FLOOR



To view this property please contact Connells on

**T 0117 956 9555**

**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

Property Ref: EME306543 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: D

**view this property online [connells.co.uk/Property/EME306543](https://www.connells.co.uk/Property/EME306543)**

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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)