

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Lounge with Juliette balcony
- Kitchen/diner
- Downstairs cloakroom
- Study
- Four bedrooms with ensuite to master
- Gas central heating
- Enclosed rear garden
- Garage and parking

35 Newlands Lane, Emersons Green, Bristol, BS16 7GE
Offers In The Region Of £425,000 Freehold

PROPERTY TYPE House - Townhouse

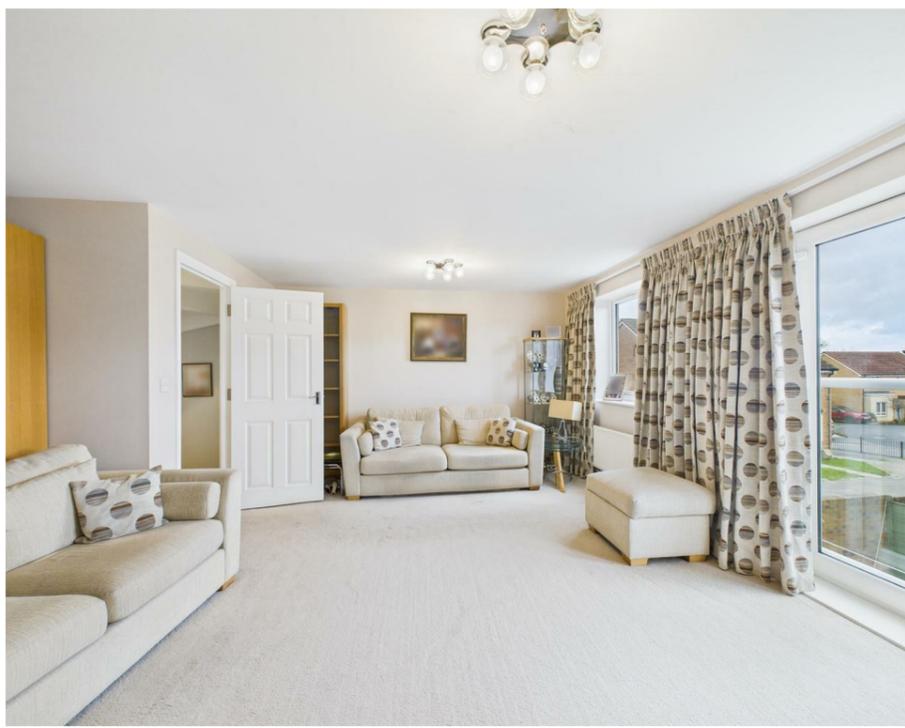
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND E

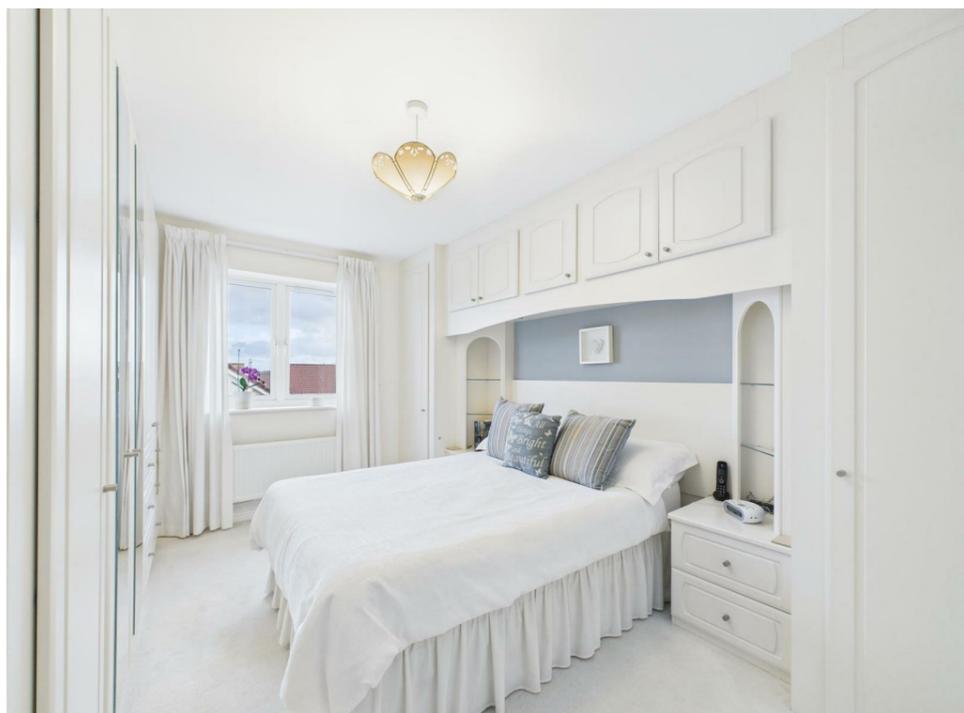


Situated on the popular Lyde Green development, a spacious four bedroom semi-detached townhouse set on a corner plot.

The accommodation is set over three floors and comprises an entrance hallway, a kitchen/dining room with patio doors to the rear garden and a downstairs cloakroom.

To the first floor is a lounge with patio doors to a Juliet balcony, a generous double bedroom and a study.

The second floor has a master bedroom, with fitted wardrobes and en suite shower room, along with two further bedrooms and a family bathroom. Ideally situated for local amenities, motorway networks and access to Parkway railway station. A prompt internal viewing is highly recommended.



the location

Offering easy to the Avon ring road and M4/M5 motorway network. There are local shopping facilities at Emersons Green and leisure facilities nearby. There are green walks at Lyde Green lake and nearby Pomphrey Hill. Bristol 8.2 miles Bath 12.1 miles



Spacious home set in corner plot

just a thought...

A deceptively spacious family home. An ideal opportunity for the growing family and a space to work from home too!