

for sale

offers over **£350,000**



Harebell Road Emersons Green Bristol BS16 7LY

A beautifully presented three bedroom semi detached town house in a quiet Lyde Green location, offering modern family living across three floors. Benefiting from allocated parking, an enclosed South-facing garden, and NHBC warranty, the home is close to well rated schools and transport links,

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Entrance Hallway

Radiator, patterned flooring and space for storage.

Lounge

14' 8" x 8' 11" (4.47m x 2.72m)

Double glazed window to front aspect. TV point, under stairs storage, radiator and carpeted.

Inner Hallway

Doors to lounge, cloakroom and kitchen/diner, stairs rising to the first floor.

Utility Room

Plumbing for washing machine and tumble dryer. Plumbing still in place to reinstate as a cloakroom.

Kitchen/Diner

11' 11" x 7' 8" (3.63m x 2.34m)

Double glazed window and French doors to the rear aspect, a range of modern wall and base units with work tops over, stainless steel sink and drainer with mixer tap, low level electric oven, gas hob, cooker hood, space and plumbing for dishwasher,

space for a free-standing fridge freezer, wood effect flooring, radiator and boiler.

First Floor Landing

Doors off to bedrooms and bathroom, stairs rising to the second floor, carpeted flooring and radiator.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)

Double glazed windows to front aspect, carpeted flooring and radiator.

Bedroom Three

12' x 8' 11" (3.66m x 2.72m)

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

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Double glazed obscured window to side aspect. Panelled bath with shower attachment over, W/C, pedestal wash hand basin with mixer tap, part tiled, shaver point, vinyl flooring and radiator.

Second Floor Landing



Storage cupboard, door to bedroom one and carpeted flooring and radiator.

Bedroom One

16' 11" x 8' 7" (5.16m x 2.62m)

Doubled window to front aspect, door to en-suite, loft hatch, carpeted flooring and radiator.

En-Suite

11' 3" x 5' 11" (3.43m x 1.80m)

Sky light window to rear aspect, shower cubicle with glass door, W/C, pedestal wash hand basin with mixer tap, extractor fan, part tiled, vinyl flooring and radiator.

Front Approach

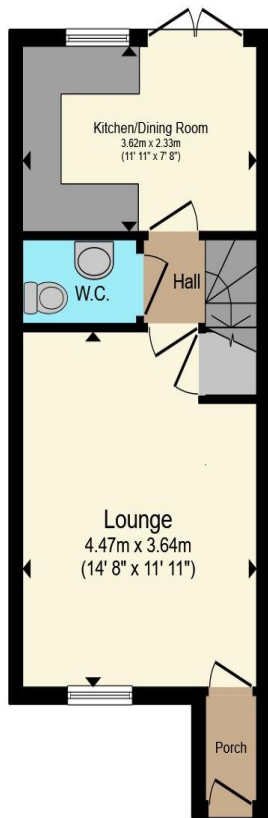
Path leading to front door, shrubbery and side gate leading to rear. Parking for two cars.

Rear Garden

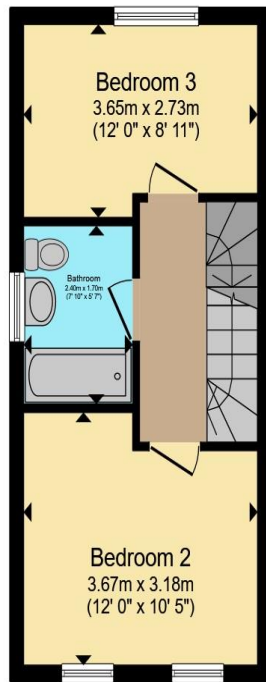
Fully enclosed by the way of boundary fencing, south facing garden, patio area, laid to lawn, shed.



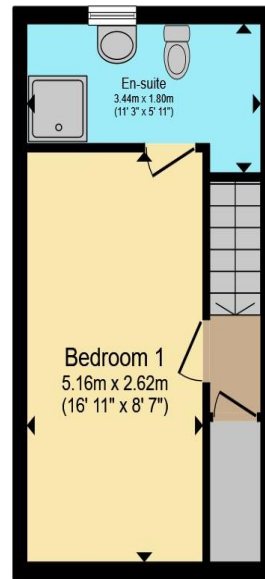




Ground Floor



First Floor



Second Floor

Total floor area 84.4 m² (909 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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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306992 - 0008

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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