



**Connells**

Buttercup Crescent  
Emersons Green Bristol

# Buttercup Crescent Emersons Green Bristol BS16 7LE

for sale fixed price  
**£390,000**



## Property Description

This four bedroom semi-detached townhouse is arranged over three floors and is situated within the popular Lyde Green development. The ground floor

comprises an entrance hall with storage and access to the kitchen, lounge and downstairs cloakroom. The kitchen is fitted with integrated appliances, while the lounge benefits from French doors opening directly onto the rear garden. The first floor provides two bedrooms and a family bathroom, with the second floor offering two further bedrooms, including the main bedroom with en-suite shower room. Externally, the property benefits from a rear garden with gated access, along with a garage and parking. Lyde Green offers convenient access to local shops, schools, transport links and green open spaces.

## Entrance Hall

Door in from front, carpet flooring, smooth ceilings, under-stairs storage cupboard, stairs rising to the first floor, and a radiator.

## Kitchen

12' 4" x 8' 11" ( 3.76m x 2.72m )  
Double glazed window to the front aspect, smooth ceilings, range of wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, integrated dishwasher, low-level electric oven, gas hob with extractor over, wood-effect flooring, and a radiator.

## Downstairs Cloakroom

Double glazed obscured window to the side aspect, smooth ceilings, WC, wash hand basin with mixer tap, towel rail, wood-effect flooring, and a radiator.

## Lounge/Diner

14' x 12' 7" ( 4.27m x 3.84m )  
Double glazed French doors opening to the

rear aspect and garden, smooth ceilings, carpet flooring, and a radiator.

## First Floor Landing

Double glazed window to the front aspect, carpet flooring, and a radiator.

## Bedroom Two

13' 11" x 12' 8" ( 4.24m x 3.86m )  
Double glazed window to the rear aspect, TV point, carpet flooring, and a radiator. Please note: this is used by the current occupants as a further reception room.

## Family Bathroom

7' 1" x 6' 4" ( 2.16m x 1.93m )  
Double glazed obscured window to the side aspect, smooth ceilings, panelled bath with shower over and glass screen, WC, wash hand basin with mixer tap, wood-effect flooring, and a radiator.

## Bedroom Four

9' 6" x 7' 1" ( 2.90m x 2.16m )  
Double glazed window to the rear aspect, carpet flooring, and a radiator.

## Second Floor Landing

Built-in storage cupboard, loft access hatch, carpet flooring, and a radiator.

## Bedroom One

13' 11" x 12' 10" ( 4.24m x 3.91m )  
Double glazed window to the front aspect, space for a large freestanding wardrobe, carpet flooring, access to the en-suite, and a radiator.

## En-Suite

Double glazed obscured window to the side aspect, walk-in shower cubicle with sliding door, partially tiled walls, WC, wash hand basin with mixer tap, wood-effect flooring, and a radiator.

## Bedroom Three

13' 11" x 9' 4" ( 4.24m x 2.84m )

Two double glazed windows to the front aspect, carpet flooring, and a radiator.

## Outside

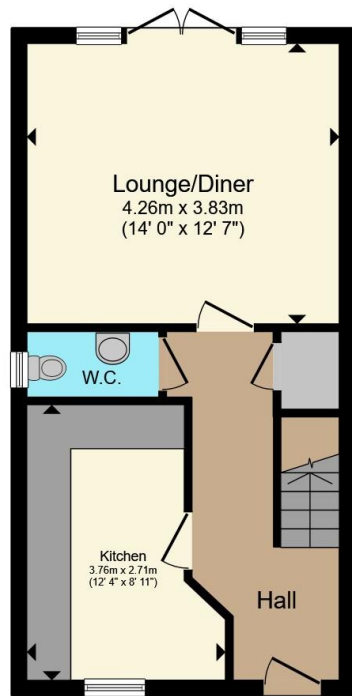
Rear Garden:

Enclosed rear garden laid to patio and decorative stone, with planted borders, gated rear access, and space for outdoor seating

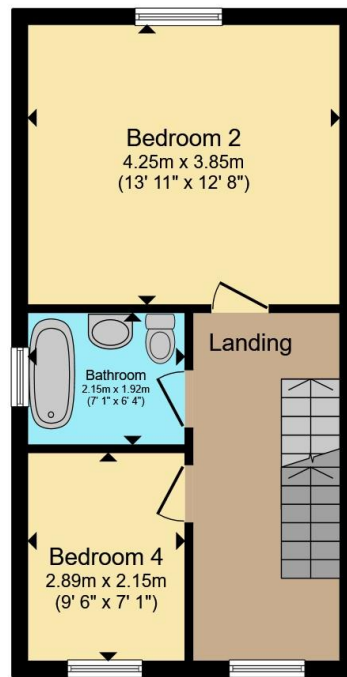
## Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

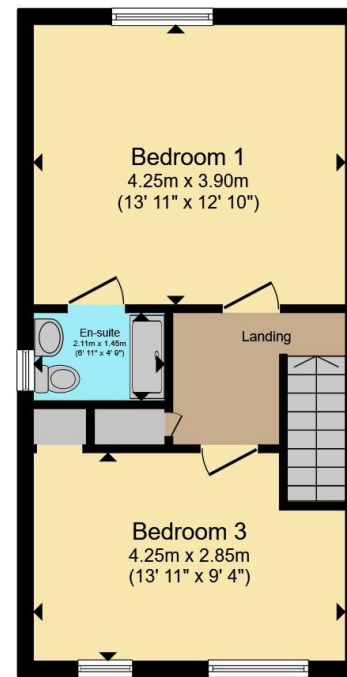




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.1 m<sup>2</sup> (1,195 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](http://www.propertybox.io)

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EPC Rating: B Council Tax  
Band: E

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Tenure: Freehold



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