

for sale

offers over **£275,000**



Lupin Close Emersons Green BRISTOL BS16 7GN

This well proportioned coach house style property located within this desirable development boasts a full garage/utility space and very well proportioned garden. The well presented property offers two double bedrooms, separate kitchen, lounge, family bathroom and benefits from gorgeous light.

Lupin Close Emersons Green BRISTOL BS16 7GN

Entrance

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

The well proportioned kitchen again benefits from lovely light and here has views to the front aspect. Presented to a high standard with comprehensive wall and base units plus various integrated appliances. Finished with spotlights, modern flooring and contrasting worktops against brilliant white cabinetry.

Living Room

20' 4" x 10' 8" (6.20m x 3.25m)

Again...a great space and well presented. The sizable living room benefits from dual aspect credentials with windows to the front and rear. Finished with carpet, twin pendants and fitted high level shelving.

Bedroom 1

10' 2" x 14' 7" (3.10m x 4.45m)

Well proportioned and finished to a high standard. Ample room for additional furniture and again boasts plenty of natural light.

Bedroom 2

10' 2" x 10' 1" (3.10m x 3.07m)

Another good sized double bedroom presented to the same high standard. Here benefits from long views out over the garden.

Bathroom

5' 11" x 7' 7" (1.80m x 2.31m)

Well proportioned three-piece bathroom which includes a shower over bath. Complete with modern flooring, extractor, wall tiles and window to the rear aspect.

Garage / Utility

Well proportioned garage with up-and-over doors, power and lighting. The space has been partially converted to offer a convenient and highly useful utility space to the rear side. Further internal access back into the hall and out to the garden.

Garden

Well proportioned garden to include lawn and paved space to the property side, Access is granted from the ground floor. Further included is a shed and well presented boundary fencing.







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: EME307005 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online

[connells.co.uk/Property/EME307005](https://www.connells.co.uk/Property/EME307005)

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