

for sale

£352,500 Freehold



Johnson Road Emersons Green Bristol BS16 7JR

Situated in the increasingly popular Emersons Green, this well proportioned town house comes to market offering modern living set over 3 floors and an ideal first time buy or an investment opportunity in an already well established area.

- Energy Rating: D
- Private south facing rear garden
- Off Street parking
- Great condition
- Plenty of storage

Property Details

Entrance Hallway

Laid flooring and access to garage with stairs to first floor.

built in wardrobes, jack and jill door to bathroom, carpeted and double glazed window to front aspect.

Cloakroom

Downstairs Wc, Whb, flooring, towel rail partially tiled and ex fan.

Bedroom Two 8' 10" x 7' 9" (2.69m x 2.36m)
Carpeted, radiator and double glazed to rear.

Utility Room

flooring, door to rear garden worktops with sink drainer and space for utility appliances. Wall mounted new CH boiler.

Family Bathroom 8' 7" x 6' 8" (2.62m x 2.03m)
Wc, Whb, bath with showerscreen and shower head above. ex fan, radiator.

Bedroom Three 8' 9" x 8' 9" (2.67m x 2.67m)

situated on the ground floor, flooring, radiator with double glazed window to rear aspect.

Rear Garden

laid to lawn fully enclosed with patio area, south facing!

Landing

staircase leading to first floor with double glazed window to rear, storage cupboard.

Garage 16' 5" x 8' 8" (5.00m x 2.64m)

Garage with power and light, door from front and side access from main house.

Lounge Diner 15' 2" x 15' (4.62m x 4.57m)

tv points, radiator, flooring with double glazed window to front aspect and charming archway leading to kitchen.

Kitchen 9' 9" x 8' 4" (2.97m x 2.54m)

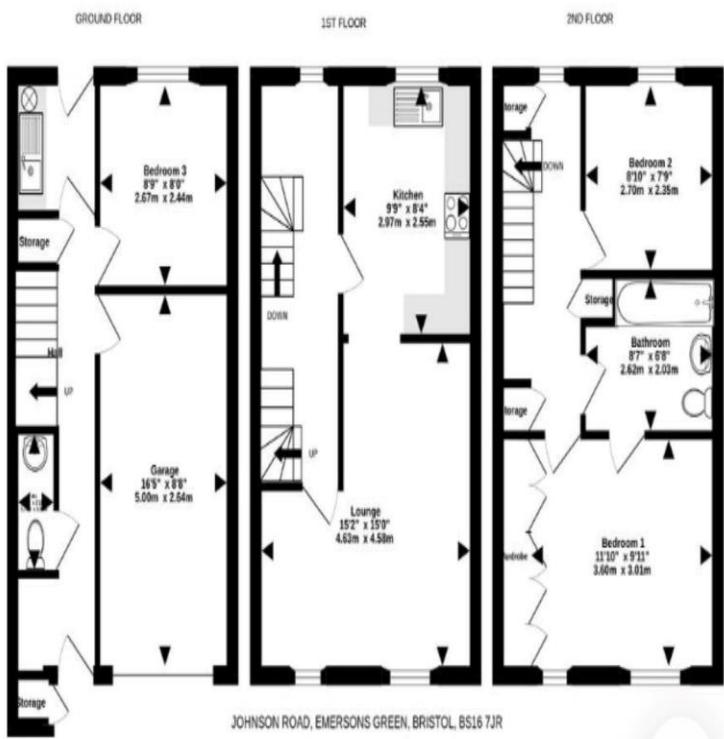
Modern fitted kitchen with worktops, cupboards, sink drainer, induction hob, electric oven, ex fan and space for fridge freezer, flooring and window to rear aspect.

Third Floor Landing

Double glazed window to rear aspect and storage cupboard

Bedroom One 11' 10" x 9' 11" (3.61m x 3.02m)





To view this property please contact Connells on

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Property Ref: EME306987 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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