

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.

Cloakroom

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

Utility Room

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

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.

Landing

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

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)

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

Bedroom Two 8' 10" x 7' 9" (2.69m x 2.36m)

Carpeted, radiator and double glazed to rear.

Family Bathroom 8' 7" x 6' 8" (2.62m x 2.03m)

Wc, Whb, bath with showerscreen and shower head above. ex fan, radiator.

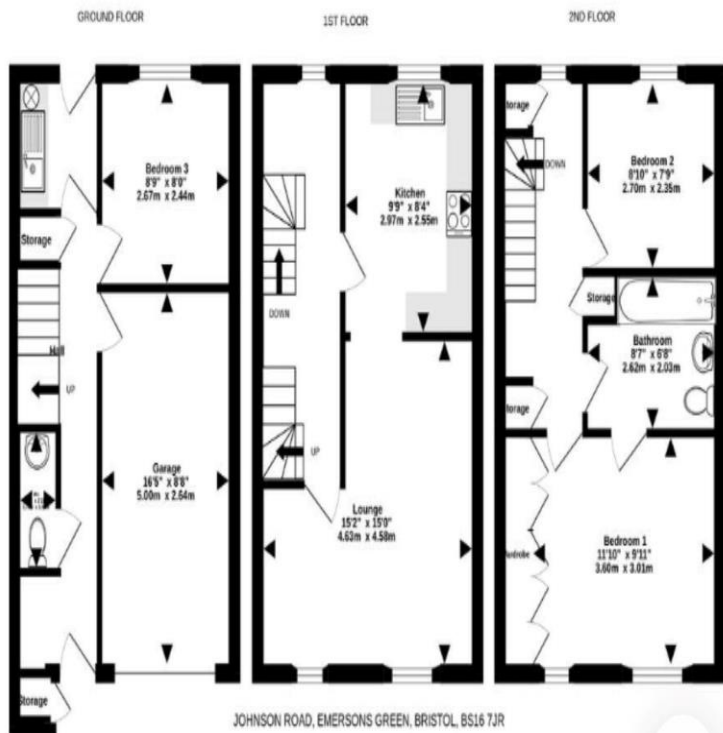
Rear Garden

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

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

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





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: EME306987 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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