



Connells

Fuchsia Road
Emersons Green Bristol

Fuchsia Road Emersons Green Bristol BS16 7PL

for sale
£300,000



Property Description

This attractive two-bedroom mid-terrace property has been thoughtfully designed to maximise both space and functionality, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors.

Upon entering the property, you are welcomed by a practical entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom. To the rear of the property is a superb open-plan kitchen, lounge and dining area, creating a bright and sociable living space ideal for modern lifestyles. The contemporary fitted kitchen offers ample storage and workspace, whilst the spacious lounge area provides plenty of room for relaxing and entertaining. French doors open onto the rear garden, allowing natural light to flood the room and seamlessly connecting indoor and outdoor living.

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation with space for wardrobes and additional furniture. A modern family bathroom serves both bedrooms and is fitted with a bath, wash hand basin and WC.

Offering well-balanced accommodation throughout, this fantastic home combines modern living with everyday practicality and would make an ideal first home or investment purchase

Entrance Hall

A welcoming entrance hall providing access to the cloakroom, open-plan living space and staircase rising to the first floor.

Ground Floor Cloakroom

A useful addition comprising a low-level WC and wash hand basin, ideal for guests.

Kitchen/Lounge/Dining Room

The heart of the home is this impressive open-plan living space, offering clearly defined areas for cooking, dining and relaxing. The modern fitted kitchen features a range of wall and base units with work surfaces and space for appliances, while the generous lounge area provides plenty of room for comfortable seating and entertaining. French doors open directly onto the rear garden, creating a bright and airy atmosphere.

First Floor Landing

Providing access to both bedrooms, the family bathroom and loft access.

Bedroom One

A spacious double bedroom overlooking the rear aspect, offering space for wardrobes and additional bedroom furniture.

Bedroom Two

A further generous double bedroom overlooking the front aspect, making an ideal guest bedroom, child's room or home office.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with complementary tiling.

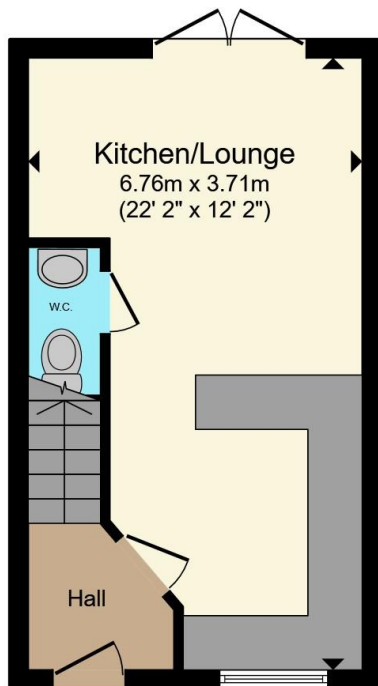
Outside

Benefits from an enclosed rear garden, providing an ideal space for outdoor dining, entertaining or relaxing. To the front, there is an attractive approach to the property, with allocated parking.

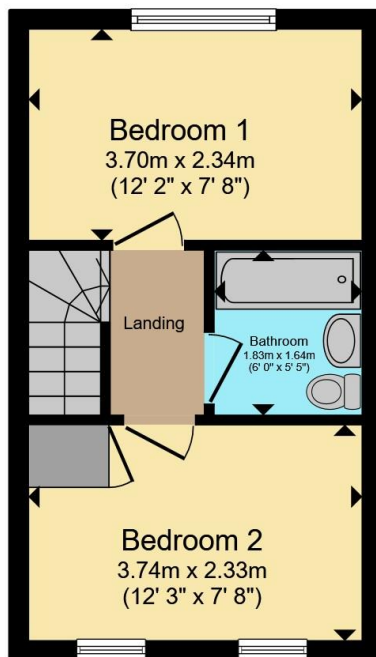
Agent's Note:

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

Total floor area 49.8 m² (536 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

Connells



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

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME307226



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

Property Ref: EME307226 - 0003