



**Connells**

Homeground  
Emersons Green Bristol



## Property Description

Located in Emersons Green, this three-bedroom semi-detached property offers well-balanced accommodation across two floors.

The ground floor features a welcoming entrance hall leading to a front aspect lounge, a rear dining room with garden views, a fitted kitchen with a range of units and direct garden access, plus a convenient downstairs Cloakroom.

The first floor offers a family bathroom and three bedrooms, with bedroom one benefiting from built-in storage. Outside, the property enjoys a low-maintenance rear garden with patio seating areas, mature planting, and storage shed. To the front, there is driveway parking and access to the garage.

Located in close proximity to two excellent primary schools and within walking distance to the local amenities, shopping areas, village hall, library and park.

Call Connells today to arrange your viewing.

## Entrance Hall

Front aspect entry with access to cloakroom and lounge.

## Cloakroom

Obscured double glazed window to the front aspect, WC, wash hand basin, part tiled walls, wood effect flooring and radiator.

## Lounge

14' 10" x 11' 6" ( 4.52m x 3.51m )

Double glazed window to the front aspect, TV point, smooth ceilings, wood effect flooring and radiator.

## Dining Room

7' 3" x 13' ( 2.21m x 3.96m )

Double glazed window to the rear aspect, smooth ceilings, stairs to first floor, wood-effect flooring and radiator.

## Kitchen

7' x 13' 1" ( 2.13m x 3.99m )

Double glazed window to the rear aspect, double glazed door to the rear aspect, boiler location, part tiled walls, smooth ceilings, range of wall and base units with worktops over, gas hob with extractor over, low-level electric oven, stainless steel sink with mixer tap, space for dishwasher and washing machine, and radiator.

## Bedroom One

8' 10" x 15' 9" ( 2.69m x 4.80m )

Double glazed window to the front aspect, two built-in storage cupboards, carpeted flooring and radiator.

## Bedroom Two

8' 3" x 12' ( 2.51m x 3.66m )

Double glazed window to the rear aspect, carpeted flooring, space for freestanding wardrobe and radiator.

### Bedroom Three

5' 10" x 8' 6" ( 1.78m x 2.59m )

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

### Bathroom

6' 3" x 6' 8" ( 1.91m x 2.03m )

Obscured double glazed window to the rear aspect, part tiled walls, wash hand basin, panelled bath with shower hose attachment over and radiator.

### Outside

Front Approach:

The property is approached via a paved driveway providing off-street parking and access to the garage. There is a low-maintenance front garden with decorative stone borders and mature planting.

Rear

The enclosed rear garden offers a combination of patio seating, gravel sections, mature planting and borders, with fenced boundaries providing privacy. A timber shed is positioned to one corner, with space for outdoor seating and dining.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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