

for sale

**£344,995** 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 utility 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 wardrobes, 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 access from main house.





To view this property please contact Connells on

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Property Ref: EME306987 - 0013

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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