

for sale

£344,995



Johnson Road Emersons Green Bristol BS16 7JR

This well-proportioned townhouse is arranged over three floors and offers contemporary, flexible living. An excellent first-time buy or investment, the property benefits from a strong community feel and highly regarded schools.

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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!

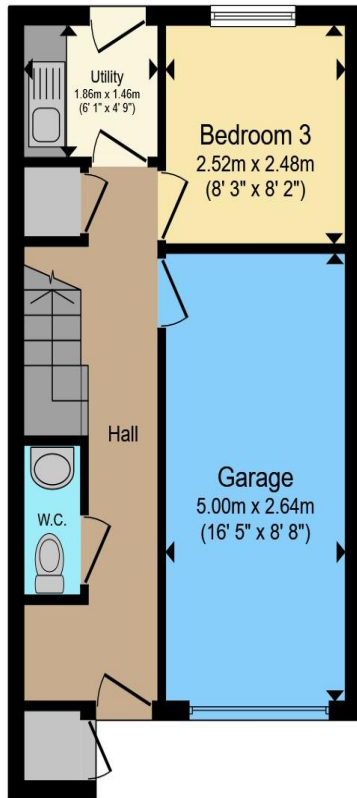
Garage

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

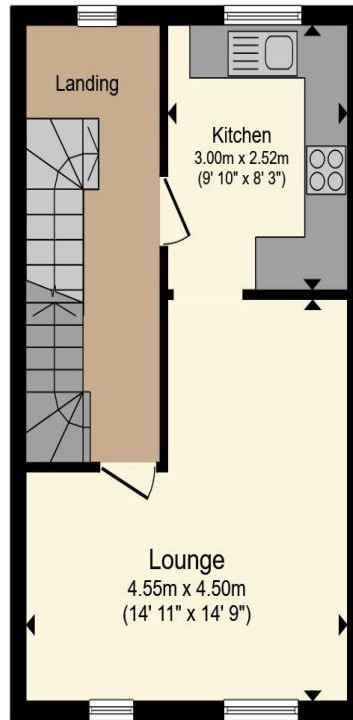
Garage with power and light, door from front and side access from main house.



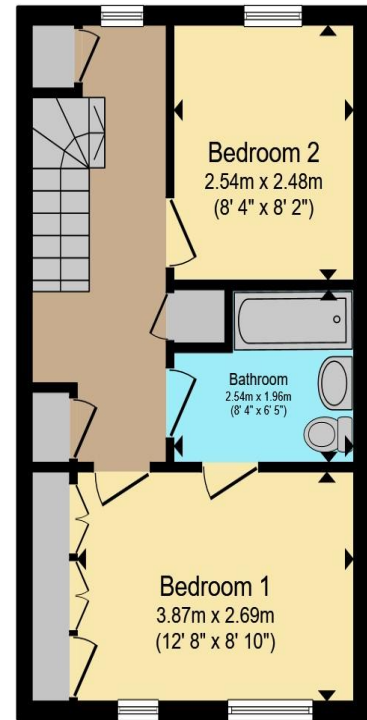




Ground Floor



First Floor



Second Floor

Total floor area 104.0 m² (1,119 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



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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306987 - 0017

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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