

for sale

offers in the region of **£550,000**



Whealers Patch Emersons Green Bristol BS16 7JL

Connells are pleased to offer to the market this 5 BEDROOM DETACHED HOME, 3 bathrooms, south facing large rear garden and driveway for ample parking chain free! be quick!



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Reception Hall

Doors to cloakroom and sitting room. Stairs ascending to first floor. Radiator, wood effect flooring.

Cloakroom

Window to front of property with opaque glass and tiled sill. Wash hand basin with tiled splashback, low level WC. Radiator, wood effect flooring.

Sitting Room

14' 1" x 12' 7" (4.29m x 3.84m)

Window to front of property with radiator under. Feature fireplace housing coal effect gas fire. Door to kitchen, french doors opening to:

Dining Room

9' x 9' 2" (2.74m x 2.79m)

Patio door opening to rear garden, radiator.

Kitchen

15' 10" x 11' 1" (4.83m x 3.38m)

Two windows to rear of property with tiled sills. Door opening to rear garden. Fitted kitchen with a range of wall and base units with roll top worksurfaces incorporating stainless steel one and half bowl sink and drainer and tiled splashbacks. Integrated four ring gas hob with cookerhood over, integrated electric oven. Space and plumbing for both dishwasher and washing machine. Understairs storage cupboard, door into garage, radiator.

First Floor Landing



Doors to all bedrooms and bathroom. Loft access, airing cupboard, additional storage cupboard, radiator.

Bedroom One

17' 1" x 8' 9" (5.21m x 2.67m)

En Suite

Window to rear of property with opaque glass and tiled sill. Fully tiled shower cubicle with mains fed shower. Vanity unit incorporating wash hand basin and low level WC. Extractor fan, light and shaver point, radiator.

Bedroom Two

8' 10" x 12' 11" (2.69m x 3.94m)
Window to rear of property with radiator under.

Bedroom Three

8' 10" x 10' 7" (2.69m x 3.23m)
Window to front of property with radiator under

Bedroom Four

6' 8" x 12' 7" (2.03m x 3.84m)
Window to front of property with radiator under.

Bathroom

Window to rear of property with opaque glass and tiled sill. White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and low level WC. Extractor fan, radiator, tiled flooring.

Bedroom 5

11' 2" x 28' 1" (3.40m x 8.56m)
Double glazed window to front elevation.

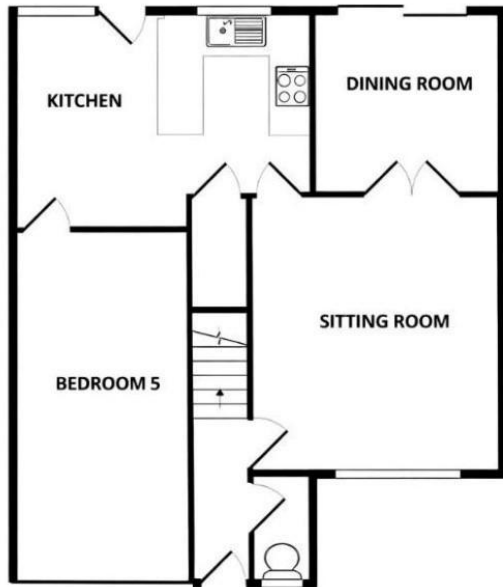
Rear Garden

Fully enclosed westerly facing garden with fence panel boundaries. Laid to lawn with mature planted borders, paved patio area, gated side access, outside tap.

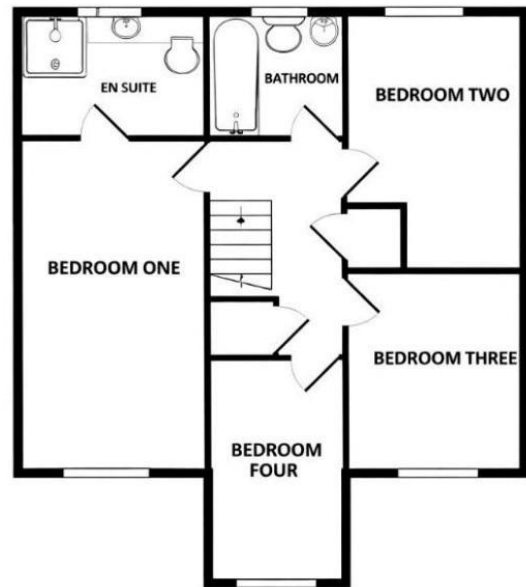
Agent's Note:

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

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

Property Ref: EME306704 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: E

view this property online
connells.co.uk/Property/EME306704



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.

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