

for sale

offers over **£360,000** Freehold



Burdock Way Emersons Green BRISTOL BS16 7PJ

An immaculate three-bedroom semi-detached home, beautifully decorated throughout and ready to move into. The welcoming entrance hall leads into a bright and spacious lounge, complemented by a modern kitchen. A superb modern home ideal for comfortable, contemporary living.

- Energy Rating: B
- Parking for 2 cars.
- Landscaped rear garden.
- 4+ years remaining on NHBC warranty
- Partially boarded loft and shelving,

Property Details

Entrance Hallway

Welcoming entrance hall providing access to the principal reception rooms, ground floor WC and staircase rising to the first floor.

Living Room

A spacious and comfortable reception room measuring approximately 4.37m x 3.69m, offering plenty of space for a range of furniture and enjoying a pleasant outlook to the front.

Kitchen/Dining Room

A well-proportioned kitchen/dining room measuring approximately 4.68m x 2.70m, providing a practical and sociable space for both cooking and dining, with ample room for a dining table and chairs.

Ground Floor WC

Conveniently positioned off the entrance hall, the ground floor WC is fitted with a low-level WC and wash hand basin.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, with additional space and natural light.

Bedroom One

A generous principal bedroom measuring approximately 3.66m x 2.90m, offering comfortable space for a double bed and bedroom furniture. The room also benefits from its own en-suite shower room.

Bedroom Two

A well-proportioned bedroom measuring approximately 2.83m x 2.32m, suitable for a double bed or ideal as a comfortable guest or home office space.

Bedroom Three

A versatile bedroom measuring approximately 2.32m x 1.82m, ideal as a child's bedroom, nursery, study or home office.

Family Bathroom

A modern family bathroom comprising a bath, WC and wash hand basin, conveniently positioned to serve bedrooms two and three.

Garden

A large south facing landscaped private rear garden..

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.





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

Property Ref: EME307320 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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