



**Connells**

Barn Close  
Emersons Green Bristol



# Barn Close Emersons Green Bristol BS16 7EP

for sale offers over  
**£290,000**



## Property Description

A two-bedroom mid-terraced house in a quite secluded part of Emersons Green.

This property is being offered with NO ONWARD CHAIN. A great property for first time buyers or investors. The ground floor comprises of an Entrance Hallway, Kitchen and Lounge, while the first floor has two Bedrooms and a Bathroom. The property also benefits from a rear Garden and off-street Parking.

Emersons Green is a suburb within South Gloucestershire developed in the late 90's. The property is close by to local primary schools and great proximity to local amenities.

Call Connells today to arrange your viewing.



## Entrance Hallway

Door in from front, under stairs storage, doors to Kitchen and Lounge, stairs rising to the first floor, fuse box, wood flooring and radiator.

## Kitchen

Triangular bay window to the front aspect, a range of wall and base units with worktops over, low level electric oven, gas hob with extractor over, under counter space for white goods, stainless steel sink and drainer with mixer tap, tiled splashbacks, vinyl flooring and a radiator.

## Lounge

Double glazed French doors opening out to the rear Garden, double glazed window to the rear aspect, gas fireplace set upon a hearth with mantel surround, TV point, carpeted flooring and two radiators.

## Landing

Doors off to bedrooms and bathroom, loft hatch.

## Bedroom One

Two double glazed windows to the front aspect, built-in wardrobe, TV point, carpeted flooring and a radiator.

## Bedroom Two

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

## Bathroom

Double glazed obscured window to the rear aspect, W.C., panelled bath with shower over, pedestal wash hand basin, part tiled walls and a radiator.

## Outside

Front Approach

Driveway providing off-street parking, rain canopy and chippings to front.

Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn and patio with mature shrubbery.



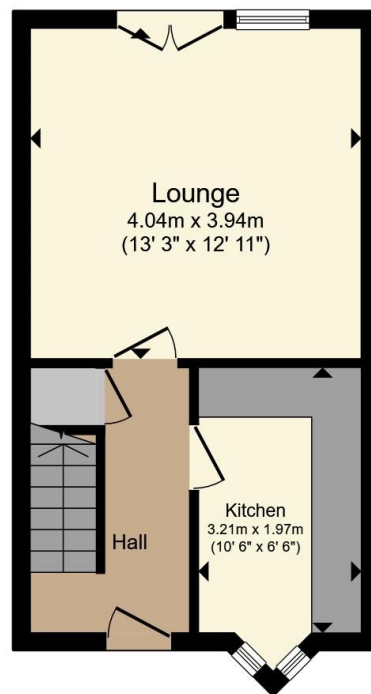




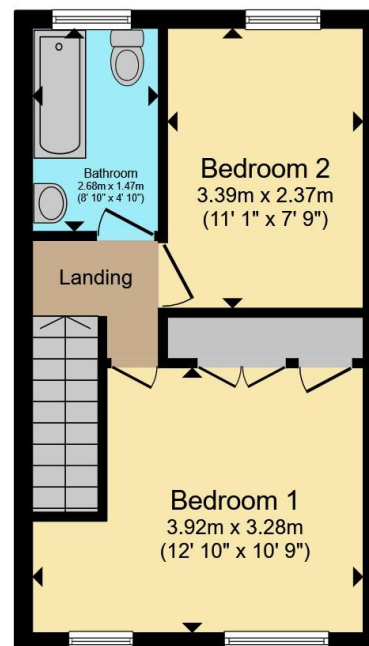








**Ground Floor**



**First Floor**

Total floor area 58.7 m<sup>2</sup> (632 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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