

for sale

offers in excess of **£310,000**



Goldenrod Road Emersons Green Bristol BS16 7PN

A well-proportioned three-bedroom property arranged over three floors, offering versatile accommodation ideal for first-time buyers/ investors alike
CALL CONNELLS to book your viewing appointment.

Goldenrod Road Emersons Green Bristol BS16 7PN

Ground Floor

Kitchen/Lounge

A spacious open-plan kitchen and lounge offering a versatile living and dining area. The layout provides ample room for cooking, relaxing and entertaining, with access to the entrance hall and stairs leading to the upper floors.

Ground-Floor Wc

Conveniently positioned off the main living area, the ground-floor WC comprises a wash hand basin and WC.

Entrance Hall

Providing access to the main living accommodation, the entrance hall also incorporates the staircase leading to the first floor.

Bedroom Two

A well-proportioned bedroom situated on the first floor, offering space for bedroom furniture and providing a versatile room suitable for family members, guests or use as a home office.

Bedroom Three

A further bedroom on the first floor, ideal for use as a child's bedroom, nursery or study.

Family Bathroom

Fitted with a bath, wash hand basin and WC, the family bathroom is conveniently located on the first floor, serving both bedrooms.

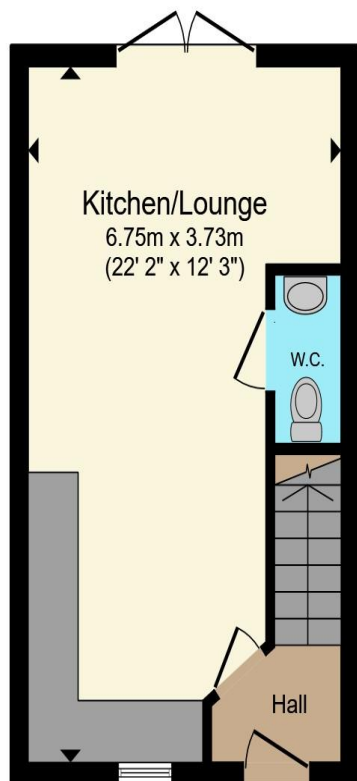
Second Floor

Bedroom One

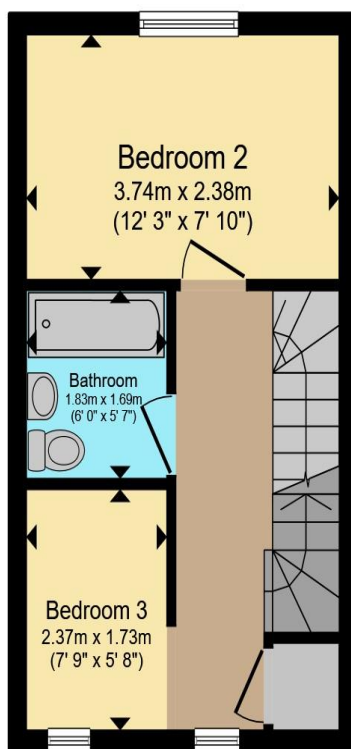
A generously sized principal bedroom occupying the second floor, offering an excellent degree of privacy from the remaining bedrooms. The room provides ample space for a bed and additional bedroom furniture.



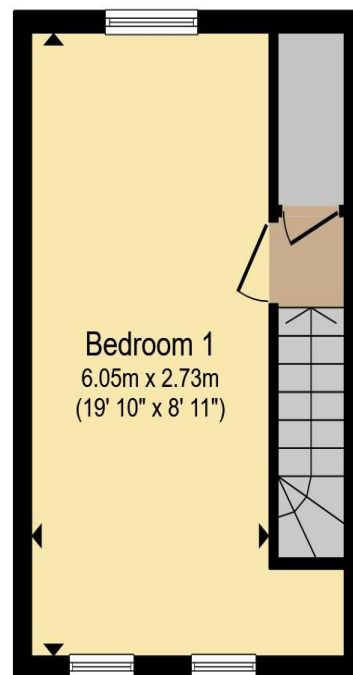




Ground Floor



First Floor



Second Floor

Total floor area 73.4 m² (790 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



To view this property please contact Connells on

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BRISTOL BS16 7AE

Property Ref: EME307279 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online

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