

**100 Emet Grove, Emersons Green, Bristol, BS16
7EG**

**Fixed Asking Price
£450,000**



Having been extended and tastefully modernised by the current owners and ideally situated in the catchment area for both local schools, is this super well presented home which is simply ready to move in to. In brief, this light and airy home offers hallway, cloakroom, stylish kitchen dining room and further large lounge. Upstairs and three bedrooms and modern four piece bathroom. Outside is a garage and utility area, driveway and a large patio, private lawned and decked area with pergola for outside entertaining which backs on to mature trees giving a pleasant private feel. With double glazing and gas central heating, viewing is a must. Energy Rating C, Council Tax Band D.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR ****

Hallway

Cloakroom

Lounge Diner

Kitchen Dining Room

Landing

Bedroom

Bedroom

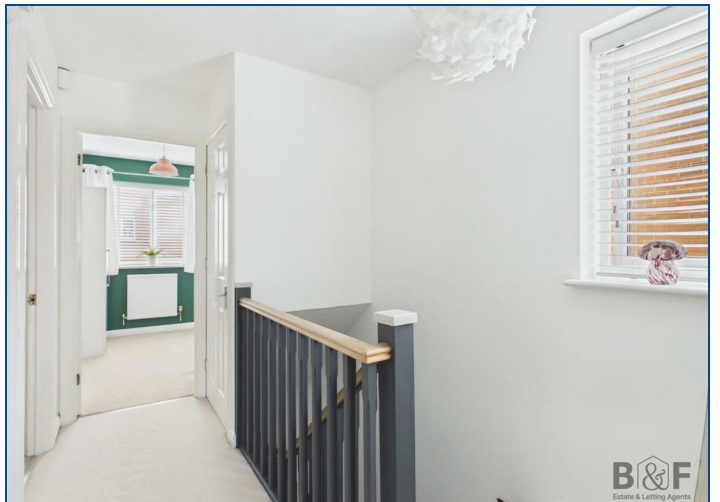
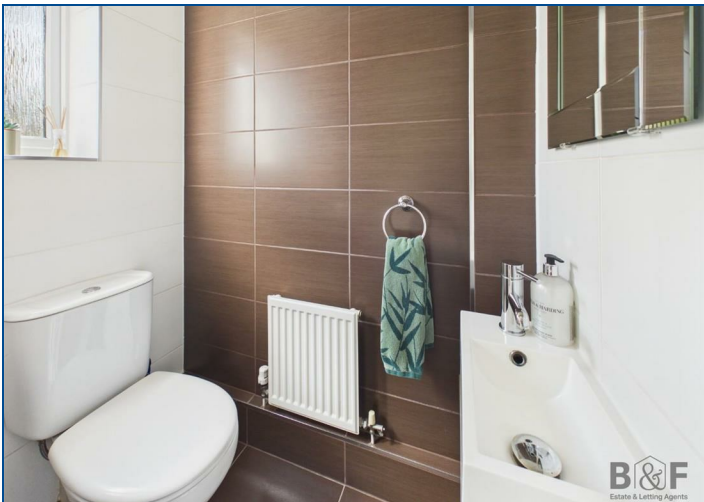
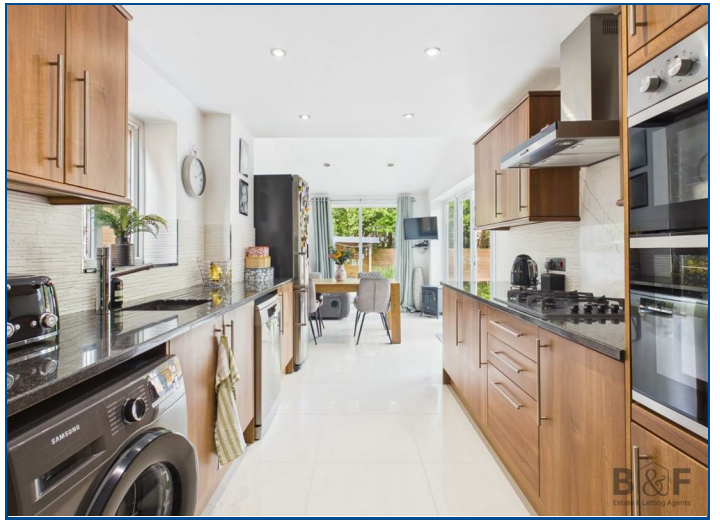
Bedroom

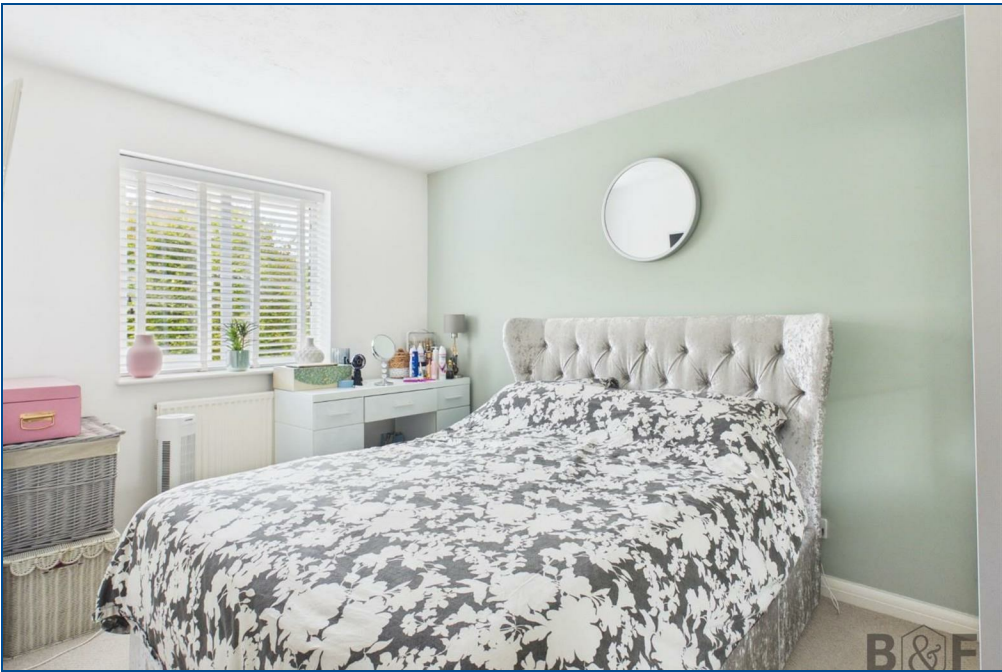
Bathroom

Utility Area

Garage

Outside





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



B&F

Approximate total area[®]
97.1 m²
1046 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.