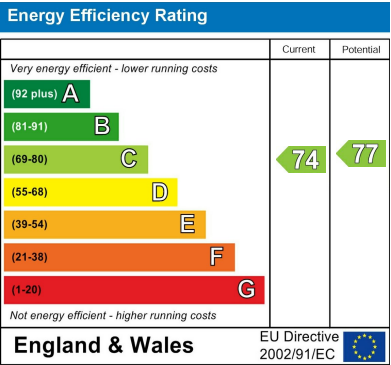


- Superb Family Home
- Vastly Improved
- Excellent Order Throughout
- Double Glazed
- Close To Amenities
- Popular Location
- Extended
- Ensuite
- Generous Garage
- Must Be Viewed

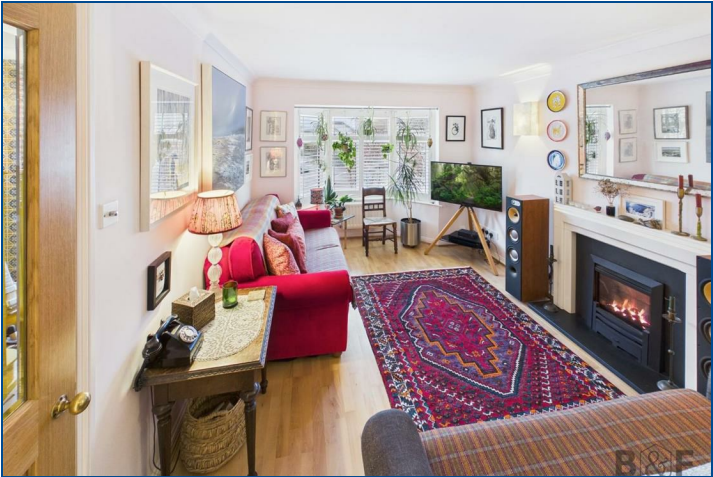


MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

# Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



57 Emet Grove, Emersons Green, Bristol, BS16 7EH  
£575,000





We are delighted to offer for sale this truly stunning extended four bedroom detached house. The property offers deceptively spacious and extremely versatile living accommodation. The house is in superb order throughout and has been owned from the existing owners since new and much improved in their time. The accommodation comprises; hallway, living room going into an extended sitting room, fitted kitchen with granite work surfaces, utility room and cloakroom to the ground floor with four generous bedroom (master with ensuite) and family bathroom on the first floor level. There is a lovely fully enclosed south facing mature garden, which has been designed to attract the wildlife and birds, as well as relaxing times in the garden. There is a large garage that is presently being used as a gym. Situated in this sought after road, in this backwater location, close to the amenities of Emersons Green. The property is in walking distance to local schools, bus routes, with good access to Bristol to Bath cycle path and the Avon ring road and motorway network. Only after an internal inspection can you appreciate this quality family home. Council Tax Band E. Energy Rating C.

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

- Hallway 5'1 x 9'7
- Living Room 10'4 x 15
- Dining Room 8'9 x 9'11
- Sitting Room 12'1 x 7'7
- Kitchen 10'10 x 8'8
- Utility Room 5'2 x 5'9
- Cloakroom 5'2 x 2'7
- Landing 11'7 x 2'9
- Bedroom One 10'4 x 11'1
- Lobby Area
- Ensuite 2'4 x 7'11
- Bedroom Two 8'6 x 11'6
- Bedroom Three 10'1 x 11
- Bedroom Four 8'6 x 11'6
- Bathroom 5'1 x 9'4
- Outside
- Open Plan Front Garden
- Ample Off-Street Parking
- Garage 8'3 x 17'1
- Enclosed South Facing Garden
- 4 x 3'5

