



Connells

Hawthorn Way
Emersons Green Bristol



Property Description

Detached spacious two bedroom Coach House situated in a quiet cul de sac and close to all local amenities and transport links. The accommodation offers the following: Entrance hall leading to First floor landing with double glazed velux window, built in storage, lounge/diner, kitchen breakfast, 2 bedrooms and spacious bathroom. Further benefits are gas central heating, double glazing, garage with power and light and allocated parking space. This beautiful Coach House is ideal for First Time Buyers, Investment and Downsizing. Viewing is highly recommended !!

Entrance Hall

Double glazed door to front and radiator.

First Floor Landing

Double glazed Velux window to rear, double storage cupboard and single storage cupboard, telephone point and radiator.

Lounge Diner

17' 7" x 13' 9" (5.36m x 4.19m)

Two double glazed windows to front, telephone point, television point, radiator.

Kitchen

13' 9" x 7' 3" (4.19m x 2.21m)

Two double glazed velux windows to rear, fitted kitchen with range of wall and base units work surfaces over. Stainless Steel single

bowl sink and drainer. Electric oven, gas hob with cooker hood. Plumbing for washing machine, space for fridge freezer, brand new central heating boiler, radiator.

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to front and radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to front and radiator

Bathroom

8' 2" x 6' 4" (2.49m x 1.93m)

Double glazed velux window, extractor fan, shaver point, bath with power shower over, tiling, low level WC, wash hand basin and radiator.

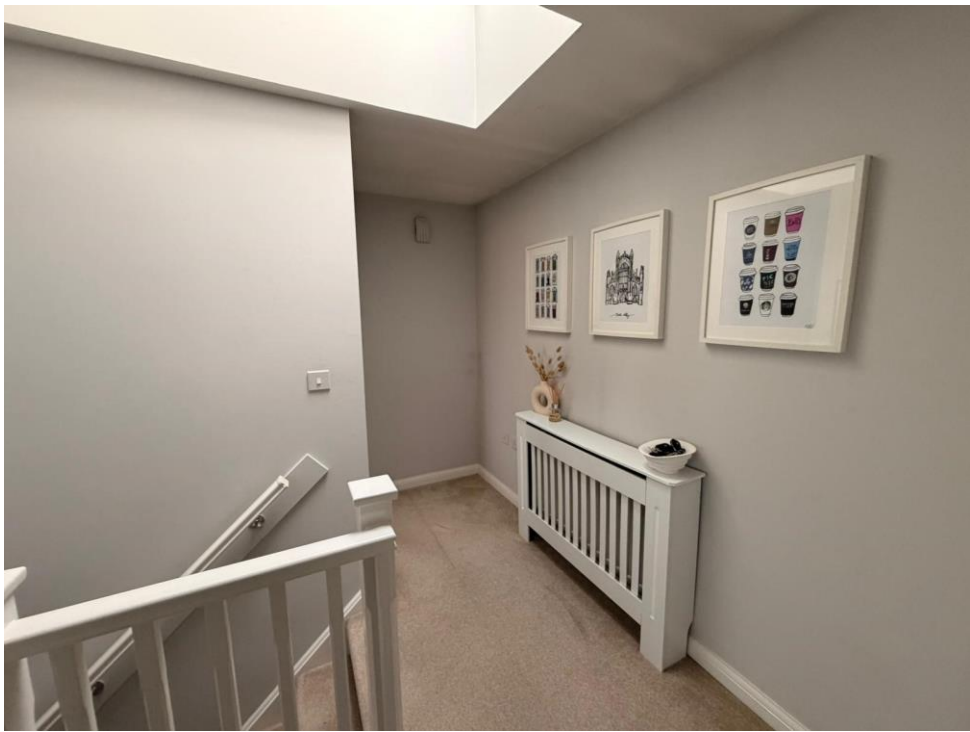
Garage

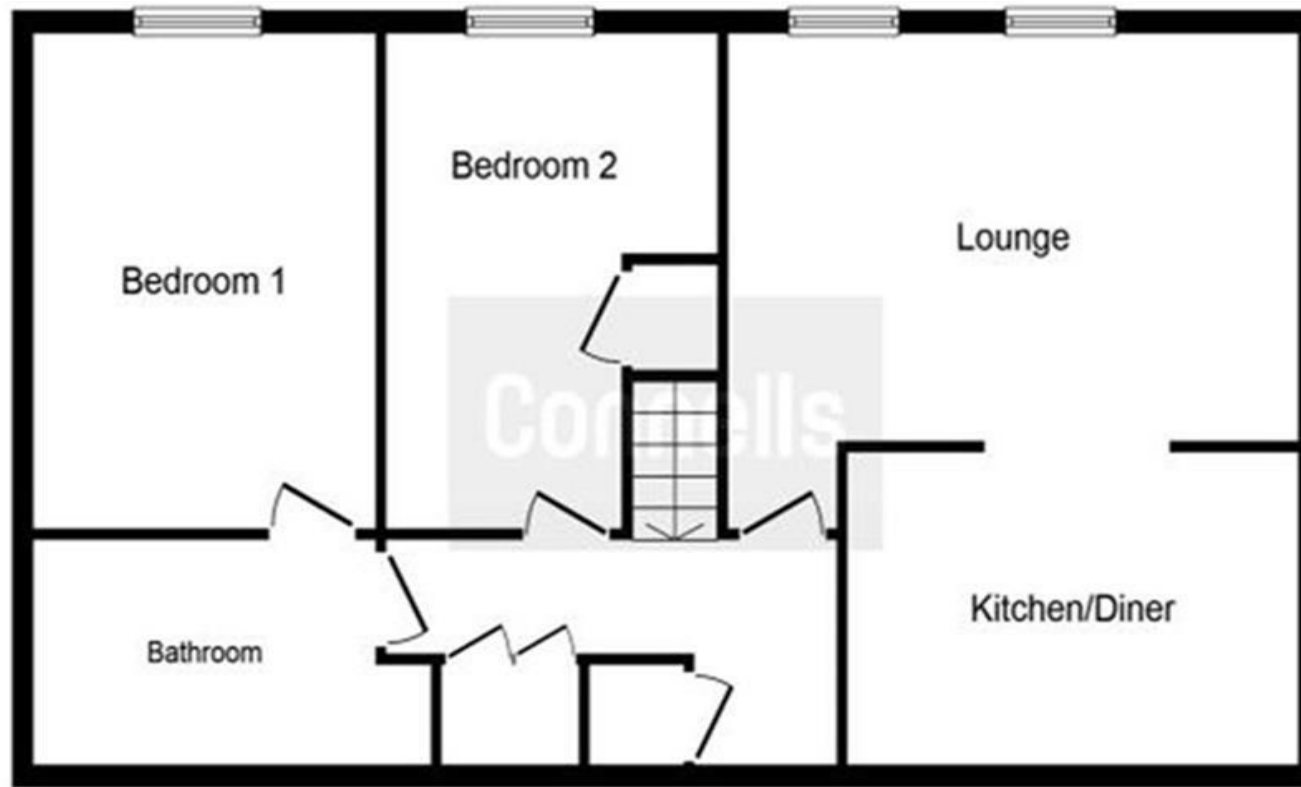
Up and over door, power and light.

Agents Note

£207 p.a service charge







First Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

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BRISTOL BS16 7AE

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EME306921



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