



Connells

Guest Avenue
Emersons Green Bristol

Guest Avenue Emersons Green Bristol BS16 7DA

for sale
£500,000



Property Description

This sought-after location is within the catchment of several highly regarded schools and offers excellent transport links via the nearby A4174, connecting to the M32, M4, and M5. Emersons Green Retail Park—with its shops, supermarkets, and eateries—is just a short stroll away, while green spaces such as Pomphrey Hill and Emersons Green Village Park are also close by.

This property truly must be seen to be appreciated. Call today to arrange your viewing.

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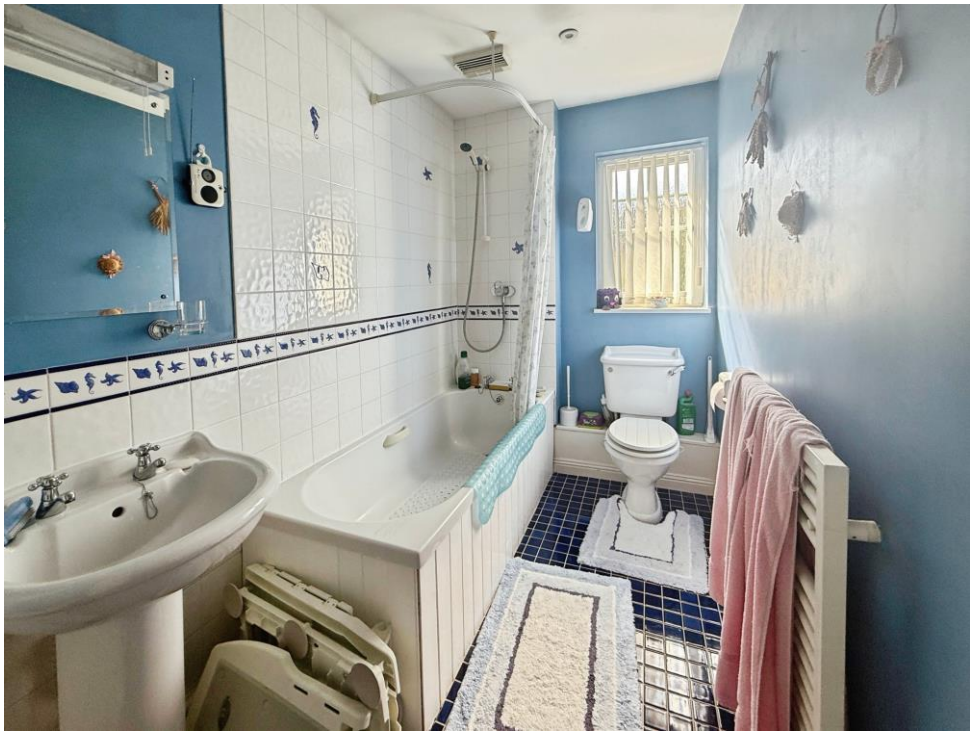
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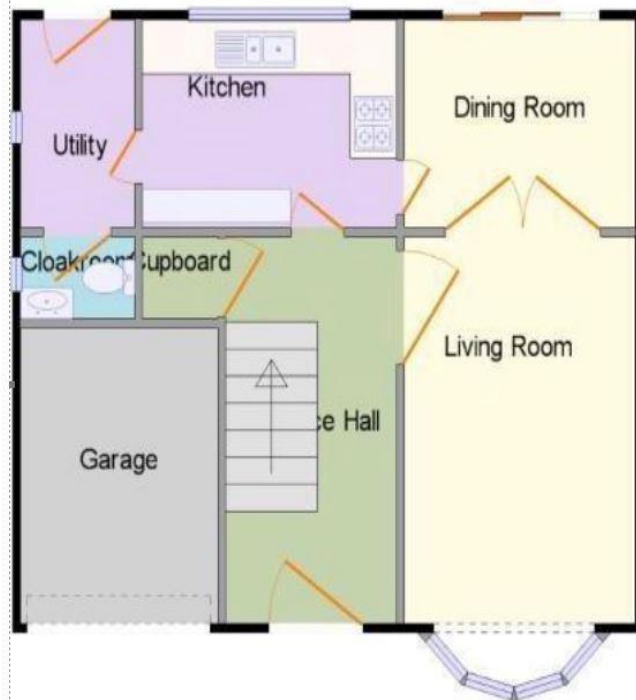
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Ground Floor



1st Floor

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EME306838



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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