

for sale

£350,000



Wadham Grove Emersons Green BRISTOL BS16 7DX

A spacious three-bedroom semi-detached home offered to the market with no onward chain. Featuring a generous 22ft lounge, fitted kitchen, family bathroom, en-suite shower room, integral garage and three well-proportioned bedrooms, offering excellent potential for families, first-time buyers.



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Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and doors leading to the lounge, kitchen and integral garage.

Lounge

A bright and spacious dual-aspect reception room extending over 22ft in length, offering ample space for both lounge and dining furniture. Fire surround with bay window to front aspect. A superb family living area with plenty of natural light.

Kitchen

Fitted with a range of wall and base units with work surfaces over, inset sink and space for appliances. Door providing access

to the rear garden.

Garage

Integral garage providing secure parking, useful storage or potential for conversion into additional living accommodation, subject to the relevant permissions.

Landing

Providing access to all first-floor accommodation and loft space.

Bedroom One

A spacious double bedroom with room for wardrobes and additional bedroom furniture. Window to the front aspect.



En-Suite Shower Room

Comprising a shower enclosure, wash hand basin and WC, serving the master bedroom. Window to the front aspect.

Bedroom Two

A well-proportioned bedroom, ideal as a child's room, guest bedroom or home office. Window to the rear aspect.

Bedroom Three

A comfortable bedroom with window to the rear aspect.

Family Bathroom

Fitted with a panel bath, wash hand basin and WC. Window to the rear aspect.

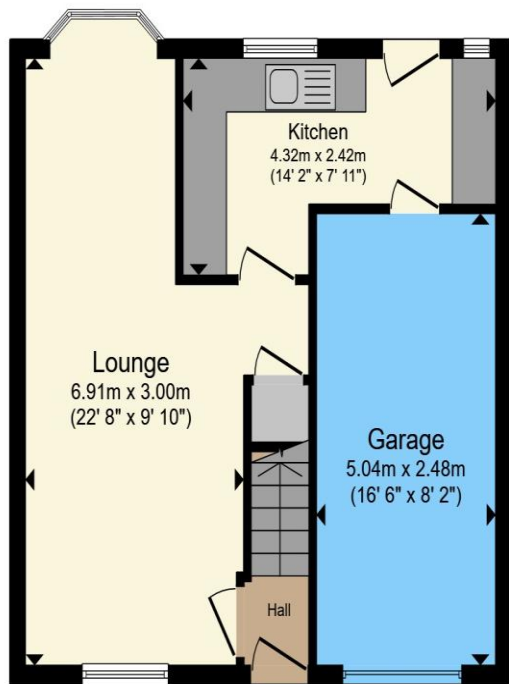
Rear Garden

Mainly laid to lawn with decked area for entertaining.

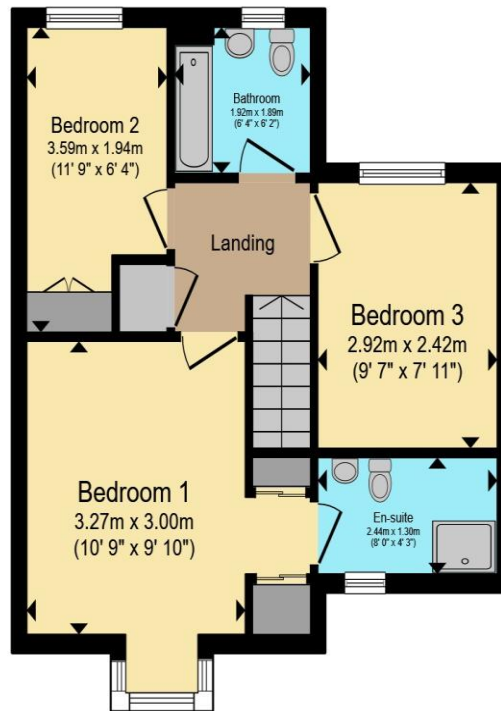
Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Ground Floor



First Floor

Total floor area 83.0 m² (894 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

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307236 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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