

for sale

£290,000



## Hill Close Emersons Green Bristol BS16 7HH

Two-bedroom mid-terrace home in Hill Close, BS16. Features lounge with sliding doors to rear garden, modern kitchen, downstairs cloakroom, two bedrooms, walk-in wet room, and allocated parking space.

# Hill Close Emersons Green Bristol BS16 7HH

## Entrance Hall

Access to kitchen, lounge, and cloakroom with stairs rising to the first floor. Radiator.

## Cloakroom

2' 6" x 5' 3" ( 0.76m x 1.60m )

Double glazed obscure window to front aspect, WC, wash hand basin, part tiled walls, and a radiator.

## Kitchen

5' 7" x 9' 9" ( 1.70m x 2.97m )

Double glazed window to front aspect, range of wall and base units with worktops over, gas hob, low-level electric oven with extractor, stainless steel sink with mixer tap, space for washing machine, wood effect flooring and a radiator.

## Lounge

12' 8" x 15' 7" ( 3.86m x 4.75m )

Double glazed sliding door to rear aspect leading to garden, TV point, carpet flooring, radiator.

## Bedroom One

12' 8" x 9' 9" ( 3.86m x 2.97m )

Double glazed window to rear aspect, carpet flooring, radiator.

## Bedroom Two

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double glazed window to front aspect, built-in storage cupboard, carpet flooring, radiator.

## Shower Room

7' 1" x 6' ( 2.16m x 1.83m )

WC, wash hand basin, fully tiled walls, converted walk-in wet room with shower handle and seating area and a radiator

## Front Garden

Pathway leading to front entrance with small lawn and gravel area.







To view this property please contact Connells on

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BRISTOL BS16 7AE

Property Ref: EME306864 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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