

for sale

£355,000



Trefoil Way Emersons Green Bristol BS16 7NQ

A stylish three-bedroom terraced home in Lyde Green, beautifully modern throughout with en-suite to the main bedroom, a low-maintenance garden and move-in-ready appeal — ideal for first-time buyers and growing families. Not to be missed!



Trefoil Way Emersons Green Bristol BS16 7NQ

Internal Features

Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Door through to lounge. Access through to cloakroom. Radiator.

Cloakroom

Obscured double glazed window to the front aspect. Two piece suite comprising Low Level WC and wash hand basin. Splash back tiling to water sensitive areas, Extractor fan. Radiator.

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)

UPVC double glazed window to the front aspect. Access through to kitchen/dining room. Television point. Laminate flooring.

Kitchen/Dining Room

15' 2" x 8' 10" (4.62m x 2.69m)

UPVC double glazed french style doors to the rear providing access to the garden.

Fully fitted kitchen with a range of base and wall mounted units comprising cupboards and drawers. Sink inset with mixer tap. Quartz worktops with upstands. Built in electric oven with induction hob and cooker-hood over. Space and plumbing for a washing machine. Space for a free standing fridge/freezer unit. Radiator.

First Floor Accommodation



First Floor Landing

Access through to all bedrooms and family bathroom. Storage cupboard. Loft access hatch.

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m)

UPVC double glazed window to the front aspect. Built in mirror fronted sliding double wardrobes. Radiator. Access through to ensuite.

Ensuite

UPVC double glazed obscured window to the front aspect. Three piece suite comprising separate shower cubicle with shower over, low level WC and wash hand basin. Part tiled to all water sensitive areas. Extractor fan. Radiator.

Bedroom Two

9' 2" x 7' 8" (2.79m x 2.34m)

UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

7' 7" x 5' 11" (2.31m x 1.80m)

UPVC double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising panelled bath with mixer taps and shower over, low level WC and wash hand basin. Fully tiled throughout. Extractor fan. Radiator.

External Features

Front Aspect

Mainly laid with shingle. Steps leading to front door with black

metal hand railing.

Rear Garden

Enclosed by wooden panel fencing. Low maintenance with artificial turf and large patio area and path leading to rear access gate.

Parking

There is allocated parking with the property allowing space for two vehicles to the rear.



To view this property please contact Connells on

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

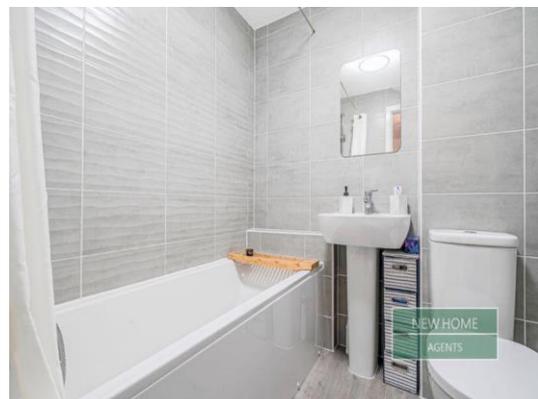
2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306988 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online [connells.co.uk/Property/EME306988](https://www.connells.co.uk/Property/EME306988)



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk