



**Connells**

Johnson Road  
Emersons Green Bristol



### Property Description

As you approach the property via the off street parking and front garden you are welcomed by a good sized entrance hall, a utility room, the third of the 3 double bedrooms. a w/c and a integral garage.

Moving to the spacious first floor you will find a well presented brand new open planned kitchen diner/ living area, benefiting from a beautiful light and airy feel and additional space for storage.

Continuing up to the second floor, you are greeted by a large hallway leading to the final 2 bedrooms and a well maintained family bathroom, which you can access from the hall and the master bedroom. Also benefiting from ample storage space, built in wardrobes to bedroom 1 and tremendous views.

### Outside

To the exterior of the property you will find off street parking for 1 vehicle and a enclosed south facing rear garden laid mainly to lawn.

### Location

Situated in the increasingly popular Emersons Green, this part of BS16 has continued to grow over the years due to its amazing local schools, modern feel, easy access into central Bristol and the M5/M32, as well as its vast transport links.

### Entrance Hallway

Laid flooring and access to garage with stairs to first floor.

### Cloakroom

Downstairs Wc, Whb, flooring towel rail partially tiled and ex fan.

### Utility Room

flooring, door to rear garden worktops with sink drainer and space for utility appliances. Wall mounted new CH boiler.

### Bedroom Three

8' 9" x 8' 9" ( 2.67m x 2.67m ) situated on the ground floor, flooring, radiator with double glazed window to rear aspect.

### Landing

staircase leading to first floor with double glazed window to rear, storage cupboard.

### Lounge Diner

15' 2" x 15' ( 4.62m x 4.57m ) tv points, radiator, flooring with double glazed window to front aspect and charming archway leading to kitchen.

### Kitchen

9' 9" x 8' 4" ( 2.97m x 2.54m ) Modern fitted kitchen with worktops, cupboards, sink drainer, induction hob, electric oven, ex fan and space for fridge freezer, flooring and window to rear aspect.

### Third Floor Landing

Double glazed window to rear aspect and storage cupboard

### **Bedroom One**

11' 10" x 9' 11" ( 3.61m x 3.02m )

built in wardrobes, jack and Jill door to bathroom, carpeted and double glazed window to front aspect.

### **Bedroom Two**

8' 10" x 7' 9" ( 2.69m x 2.36m )

Carpeted, radiator and double glazed to rear.

### **Family Bathroom**

8' 7" x 6' 8" ( 2.62m x 2.03m )

Wc, Whb, bath with showerscreen and shower head above. ex fan, radiator.

### **Rear Garden**

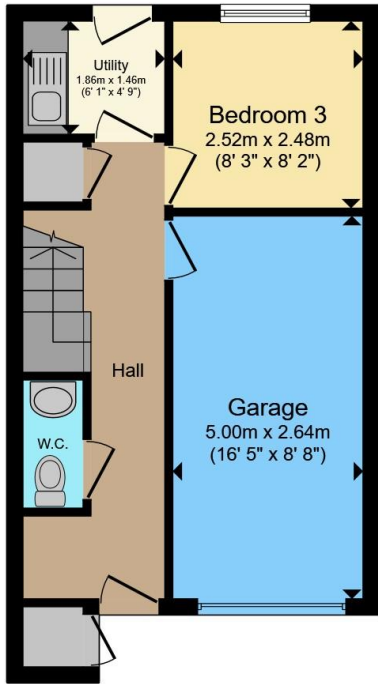
laid to lawn fully enclosed with patio area, south facing!

### **Garage**

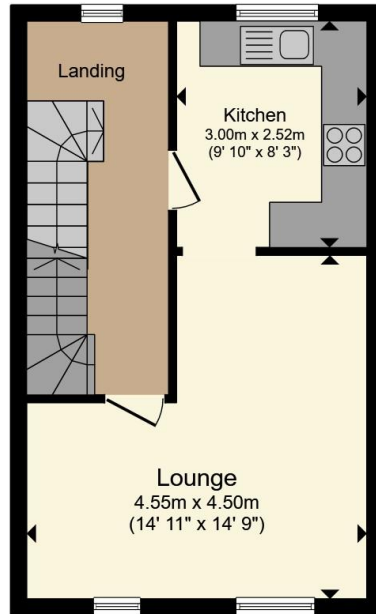
16' 5" x 8' 8" ( 5.00m x 2.64m )

Garage with power and light, door from front and side access from main house.

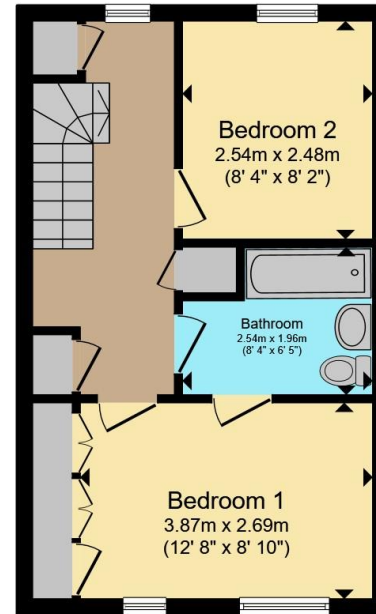




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 104.0 m<sup>2</sup> (1,119 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

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Tenure: Freehold



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