

for sale

offers over **£360,000**



Emet Grove Emersons Green Bristol BS16 7EG

Three-bed Semi-Detached home in a quiet area near schools. Spacious living, garage, garden and parking. Close to shops and local amenities this is perfect for families or investors. Book a viewing today.

Emet Grove Emersons Green Bristol BS16 7EG

Entrance Hallway

With stairs to first floor and downstairs cloakroom.

Sitting Room

14' 10" x 12' 2" (4.52m x 3.71m)

Spacious lounge with double glazed window to front aspect of the property.

Kitchen Diner

15' 6" x 8' 1" (4.72m x 2.46m)

modern newly fitted kitchen with worktops and wall/base units with door leading to rear garden.

Garden

South facing rear garden fully enclosed mostly laid to lawn with patio area and success to garage.

Bedroom One

15' 7" x 9' 1" (4.75m x 2.77m)

spacious double bedroom with en suite and built in wardrobe, double glazed window to front aspect.

Bedroom Two

9' 10" x 8' (3.00m x 2.44m)

spacious double bedroom with double glazed window to rear aspect.

Storage Cupboard

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

double glazed window to rear.

Bathroom

modern family bathroom suite.

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

Ample Parking







Emet Grove, Bristol, BS16

Approximate Area = 784 sq ft / 72.8 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 918 sq ft / 85.2 sq m

For identification only - Not to scale



To view this property please contact Connells on

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BRISTOL BS16 7AE

Property Ref: EME306986 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online [connells.co.uk/Property/EME306986](https://www.connells.co.uk/Property/EME306986)

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