



**Connells**

Rushy Way  
Emersons Green Bristol



### Property Description

The accommodation comprises of an entrance hall, living room and kitchen/diner with doors leading to the landscaped rear garden. On the first floor are two double bedrooms and a bathroom.

The property further benefits from a new combi boiler in 2023, landscaped rear garden and two tandem parking spaces at the rear of the property.

The property overlooks a green space, and has access to the Westons Hill Play Area and pond close by. Situated on a modern development, the area is a popular choice with families, due to its close proximity to a range of highly regarded local schools. Also an ideal location for commuters, the A4174 ring road is easily accessible. A range of local amenities including shops, supermarkets and eateries can be found at the nearby Emersons Green Retail Park.

High viewing numbers are anticipated, so call now to arrange your viewing.

### Porch

Radiator and door to lounge

### Lounge

15' 5" x 8' 10" ( 4.70m x 2.69m )  
uPVC double glazed window to front aspect, understairs cupboard, carpeted, radiator, stairs to first floor and archway to kitchen/diner.

### Kitchen/Dining Room

12' 3" x 7' 11" ( 3.73m x 2.41m )  
uPVC window to rear and French doors to rear garden. A range of wall and base units, electric oven and gas hob, Boiler in housing, space for washing machine and free-standing fridge freezer. Wooden herringbone flooring and space for dining table.

### Bedroom One

12' 4" x 8' 1" ( 3.76m x 2.46m )  
uPVC window to front, radiator and carpeted.

### Bedroom Two

12' 3" x 7' 11" ( 3.73m x 2.41m )  
uPVC window to rear, radiator and carpeted.

### Bathroom

6' 11" x 5' 7" ( 2.11m x 1.70m )  
WC, wash hand basin bath with shower over.

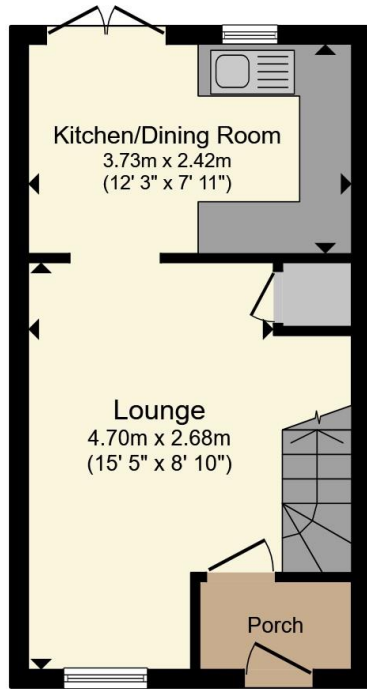
### Rear Garden

Landscaped, patio area and mainly laid to lawn. Enclosed fencing, gate to side access.

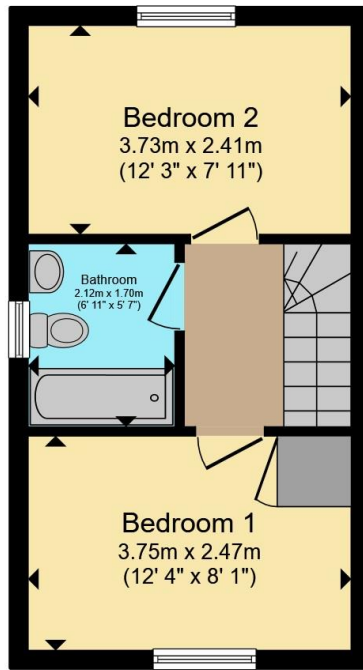
### Front Garden

Laid with shingle.





**Ground Floor**



**First Floor**

Total floor area 53.9 m<sup>2</sup> (580 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: C Council Tax  
Band: C

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Tenure: Freehold



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