



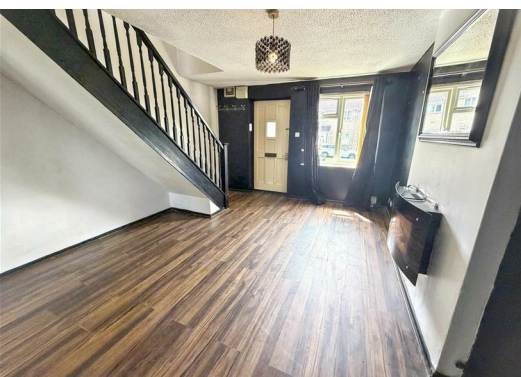
11 Emra Close, Bristol, BS5 7JT Offers in excess of £260,000

Well-Presented Two Bedroom Mid-Terrace Home with Private Garden

Situated in a quiet residential cul-de-sac, this attractive two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, young families, or investors alike.

Upon entering the property, a welcoming entrance porch leads into a spacious open-plan lounge/dining room measuring over 16ft in length, providing ample space for both relaxing and entertaining. The ground floor also benefits from a practical storage cupboard and a well-appointed kitchen positioned to the rear of the property, offering a range of wall and base units with direct access to the enclosed rear garden via a useful covered passageway.

The first floor comprises two good-sized bedrooms, including a generous principal bedroom and a comfortable second bedroom ideal for guests, children, or home working. A family bathroom is located off the central landing and features a bath with shower over, wash hand basin, and WC. Externally, the property enjoys a private rear garden, providing a pleasant outdoor space for dining and recreation. The home is conveniently located within easy reach of local amenities, schools, parks, and transport links into Bristol City Centre.



Disclaimer

- 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. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

