

for sale

£450,000 Freehold



Meadgate Emersons Green Bristol BS16 7BB

Connells are pleased to present this Three Bedroom Detached family home in Emersons Green, with garage and driveway call now to book your viewing appointment!

- Energy Rating: C
- Detached
- Three Bedrooms
- En-Suite to Master
- Guest Cloakroom

Property Details

Entrance

Double glazed door to front, stairs rising to the first floor and a radiator.

Cloakroom

Double glazed obscured window to the front, low level WC, hand wash basin, radiator and fuse box.

Living Room 17' 4" x 10' 1" (5.28m x 3.07m)

Double glazed window to the front, electric fireplace set upon a hearth with mantel over, door leading to hallway, TV/ telephone points, wood effect laminate flooring and a radiator.

Kitchen 17' 1" x 9' 7" (5.21m x 2.92m)

Dual aspect double glazed windows to the rear and side, French doors leading to the Garden, a range of high gloss wall and base units with wooden worktops over, space for a fridge/freezer, integrated washing machine and dishwasher, gas hob with extractor over, low level electric oven, pan drawers, 1 and 1/2 bowl sink and drainer with a mixer tap, kickboard lighting, laminate flooring and a radiator.

Bedroom One 11' 3" x 10' 6" (3.43m x 3.20m)

Double glazed window to the front aspect, TV point, door to en-suite, built-in wardrobe, carpeted flooring and a radiator.

En Suite

Double glazed obscured window to the side aspect, shower cubicle, WC, wash hand basin with mixer tap inset into vanity unit, tiled flooring and a chrome heated towel rail.

Bedroom Two 11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to the rear aspect, carpeted flooring and a radiator.

Bedroom Three 7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed window to the rear aspect, carpeted flooring and a radiator.

Bathroom

Double glazed obscured window to the front aspect, P shaped bath with mains shower over and shower screen, WC, wash hand basin with mixer tap inset into a vanity unit with under cupboard lighting, tiled flooring and a chrome heated towel rail.

Outside

Front Approach

Mainly laid to lawn with shrub borders and a pathway leading to the front entrance, outside tap, driveway leading to the Garage and additional parking space.

Rear Garden

Fully enclosed by way of boundary fencing with side gated access, mainly laid with patio and law with a pergola and shrub and tree borders.





To view this property please contact Connells on

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Property Ref: EME306934 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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.

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