



**Honeysuckle Road, Emersons Green Bristol BS16 7LS**

**welcome to**

## **Honeysuckle Road, Emersons Green Bristol**

\*\*\*OPEN PLAN LIVING AREA\*\*\*FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN\*\*\* A three/four bedroom extended end of terrace townhouse located in the popular area of Emersons Green. Accommodation comprises; Cloakroom, Kitchen/Diner/Lounge, Three/Four bedrooms, Ensuite & Bathroom.

### **Cloakroom**

Double glazed window to front, w/c, wash hand basin, spotlights, radiator, tiled flooring

### **Kitchen/Diner/Lounge**

31' x 13' ( 9.45m x 3.96m )

Two double glazed windows to side, bifold door to garden, a modern fitted kitchen with both wall and floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer with extendable mixer tap, electric oven & hob with cookerhood over, space for washing machine & dishwasher & American fridge freezer, stairs to first floor, understairs storage, two velux windows, feature height radiator, radiator, marble effect tiled flooring, spotlights.

### **Landing**

Double glazed window to side, understairs storage with rail & fitted drawer, wood effect luxury vinyl tile flooring

### **Bedroom One**

11' x 9' 6" ( 3.35m x 2.90m )

Double glazed windows to rear, fitted drawers & storage

### **Ensuite**

W/c, wash hand basin, shower cubicle, tiled splashbacks, radiator, extractor fan, tiled flooring

### **Bedroom Two**

13' 1" x 10' 1" max ( 3.99m x 3.07m max )

Double glazed windows to rear, radiator

### **Bedroom Three/Lounge**

12' 11" x 9' 3" ( 3.94m x 2.82m )

Double glazed window to front, door to balcony, radiator, wood effect luxury vinyl tile flooring

### **Bedroom Four**

13' 1" x 9' 9" ( 3.99m x 2.97m )

Double glazed windows to rear, radiator, wood effect luxury vinyl tile flooring

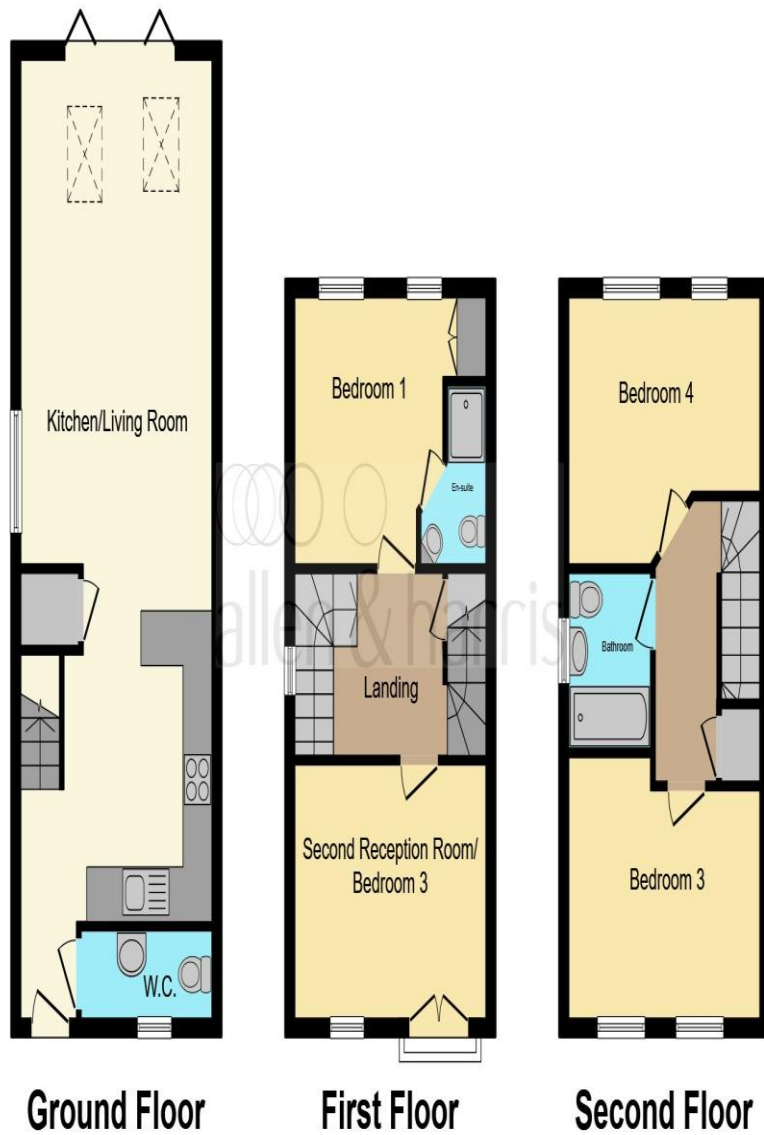
### **Bathroom**

Double glazed window to side, bath with shower over, tiled splashback, w/c, wash hand basin, extractor fan, radiator, tiled flooring

### **Parking**

Two allocated parking spaces.





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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Honeysuckle Road,**  
**Emersons Green Bristol**

- TWO ALLOCATED PARKING SPACES
- THREE/FOUR BEDROOM EXTENDED TOWNHOUSE
- OPEN PLAN KITCHEN/LOUNGE/DINER
- CLOAKROOM & ENSUITE & BATHROOM
- AMPLE STORAGE SPACE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of  
**£390,000**



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Property Ref:  
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