

for sale

£395,000



Heather Road Emersons Green Bristol BS16 7NL

A spacious three-bedroom semi-detached townhouse across three floors, offering an en-suite master, open-plan kitchen diner, private garden, and garage with parking.

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Entrance

Modern radiator, fuse box, Internet access, and storage cupboard. Access to open-plan kitchen diner.

Cloakroom

5' 3" x 3' 10" (1.60m x 1.17m)

Part tiled walls, WC, wash hand basin with mixer tap, extractor, two storage cupboards, wood effect flooring and a radiator.

Lounge

13' 9" x 11' 3" (4.19m x 3.43m)

French doors and two windows to the rear aspect, modern panelled wall, carpet flooring, TV point and a radiator.

Kitchen/Diner

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed window to the front aspect and to the side, a modern kitchen with a range of wall and base units with worktops over, 1 and 1/2 bowl stainless steel sink and drainer, integrated fridge/freezer, dishwasher, low-level electric oven, gas hob with extractor over, under-stairs sliding drawers, wood effect flooring, and a radiator.

Landing

Double glazed window to the front aspect with access to all bedrooms and stairs to top floor.

Bedroom One

21' 6" x 13' 9" (6.55m x 4.19m)

Skylight window to the rear aspect, two double glazed windows to the front aspect, built-in

wardrobes, secondary storage hatch, carpeted flooring, smooth ceilings, and a radiator.

En-Suite

8' 5" x 4' 5" (2.57m x 1.35m)

Skylight window to the rear aspect, part tiled walls, walk-in shower cubicle with hose attachment,

WC, wash hand basin with mixer tap, wood effect flooring, smooth ceilings, and a chrome heated towel rail.

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the rear aspect, two built-in storage cupboards, carpet flooring, TV point, and a radiator.



Bedroom Three

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to the front aspect, built-in wardrobe, carpet flooring, smooth ceilings, and a radiator.

Bathroom

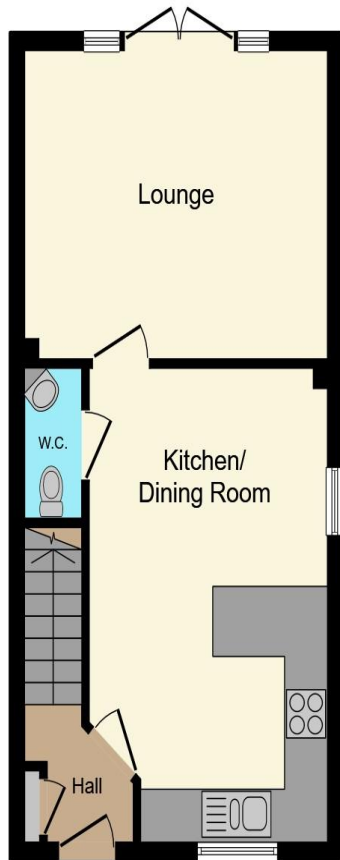
Double glazed obscured window to the side aspect, WC, pedestal wash hand basin with mixer tap, panelled bath with shower over, part tiled walls, wood effect flooring and a chrome heated towel rail.

Agent's Note:

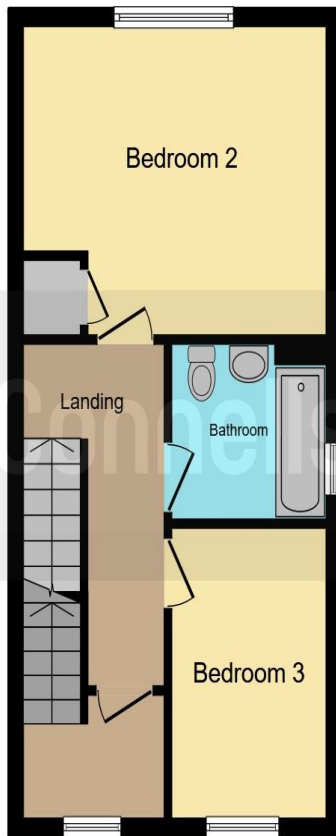
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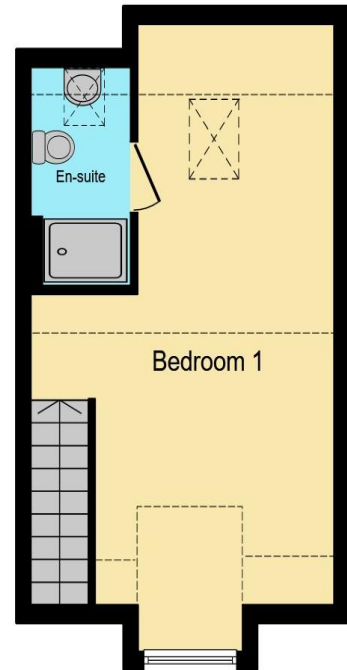




Ground Floor



First Floor



Second Floor

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

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Property Ref: EME307128 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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