



Connells

Harebell Road
Emersons Green Bristol

Harebell Road Emersons Green Bristol BS16 7PZ

for sale
£255,000



Property Description

Located in the sought-after Lyde Green development, this well-presented two-bedroom apartment occupies the entire top floor offering spacious and modern living. The property comprises of an entrance hall with storage, a generous open plan living area with balcony access, two bedrooms including a master with en-suite and a contemporary family bathroom. Further benefits include gas central heating, double glazing, integrated appliances, and allocated parking and further visitor parking.

Lyde Green is a popular area for professionals and families alike, known for its community feel, open green spaces, and nearby amenities. The property is ideally located for access to the A4174 Ring Road, M32, M4, and M5 motorways, making it perfect for commuters. The area also benefits from good local schools, a nearby MetroBus service offering direct routes into Bristol city centre, and proximity to Emersons Green retail centre with shops, cafes, and a large supermarket.

Entrance Hall

Storage cupboard housing fuse board, doors to both bedrooms, bathroom, and open plan living area, telecommunications entry system, and a radiator.

Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m)
Double glazed window to the rear aspect, carpeted flooring, door to en-suite, and a radiator.

En-Suite

5' 8" Max x 5' 8" (1.73m Max x 1.73m)
Partially tiled, spotlights to a smooth ceiling, extractor, walk-in shower with rainfall shower above, glass shower door, W.C, wash hand basin with mixer tap, wood effect flooring, and a radiator.

Family Bathroom

6' 5" x 7' 1" (1.96m x 2.16m)
Smooth ceiling with spotlights, partially tiled, panelled bath with rainfall shower over and shower hose attachment, glass panelled shower screen, WC, wash hand basin with mixer tap, wood effect flooring, and a radiator.

Bedroom Two

11' 9" x 6' 8" (3.58m x 2.03m)
Double glazed window to the rear aspect, carpeted flooring, smooth ceiling, and a radiator.

Kitchen/Lounge/Diner

Double glazed French doors opening onto balcony, three double glazed units to the side aspect, smooth ceiling with spotlights, a range of wall and base units with worktops over, gas hob with extractor over, eye level electric oven, integrated fridge freezer and dishwasher, space for washing machine, one and a half bowl stainless steel sink with mixer tap, wood effect flooring throughout, a TV point, and a radiator. Boiler located in the kitchen and regularly serviced.

Parking

Allocated Parking to the rear.





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

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
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EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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