

for sale

offers in excess of **£325,000**



Cave Grove Emersons Green Bristol BS16 7BR

****Charming Two-Bedroom semi detached Home with Garage****

This well-presented two-bedroom home offers comfortable living across two floors, making it an excellent choice for first-time buyers or investors in a sought after location.

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Living Room

15' 1" x 12' 10" (4.60m x 3.91m)

Kitchen/Dining Area

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

Bedroom Two

11' 3" x 7' 9" (3.43m x 2.36m)

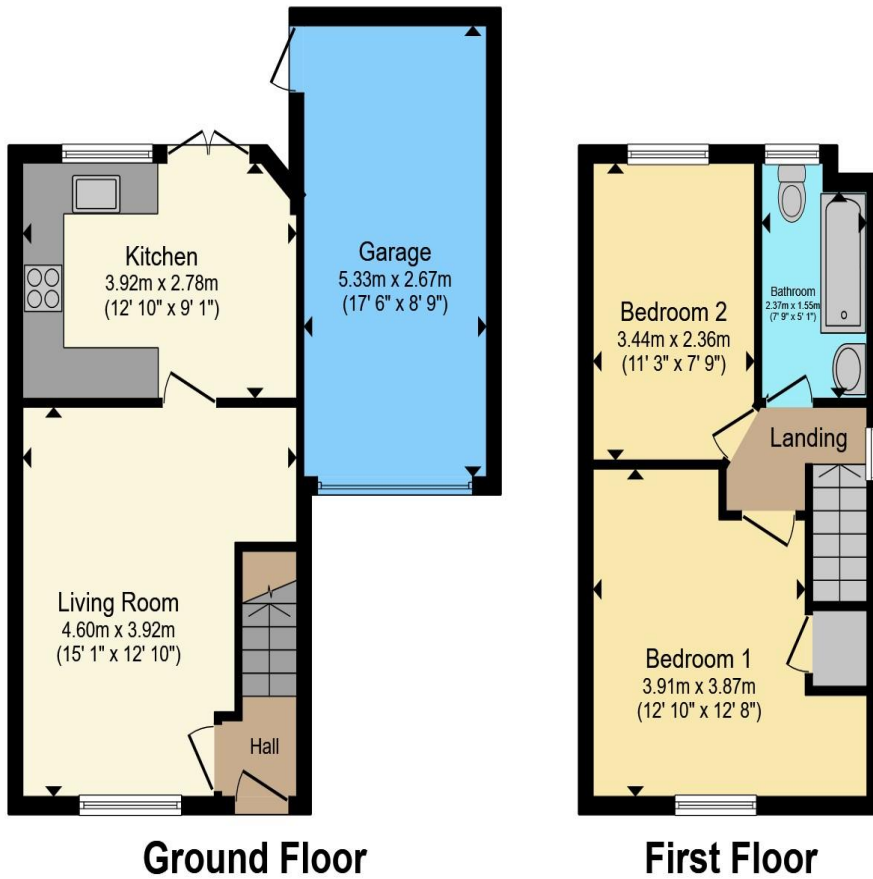
Garage

17' 6" x 8' 9" (5.33m x 2.67m)









Total floor area 74.0 m² (797 sq.ft.) approx

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.propertybox.io



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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306585 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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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