

for sale

offers over **£340,000** Freehold



## Aubretia Road Emersons Green Bristol BS16 7NS

Beautifully Presented Three-Bedroom Semi-Detached Home Situated in a popular modern development, this attractive three-bedroom semi-detached home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers also CHAIN FREE!

- Energy Rating: C
- Modern kitchen with integrated appliances and French doors to garden
- Upgraded quartz worktops
- Three bedrooms including en suite main with fitted wardrobes

# Property Details

## Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, staircase rising to the first floor and a useful storage area.

## Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Ideal for guests and everyday convenience.

## Lounge 12' 1" x 14' 4" ( 3.68m x 4.37m )

A bright and spacious reception room positioned to the front of the property. Offering ample space for sofas and additional furniture, this comfortable living area provides an excellent setting for relaxation and family life.

## Kitchen Diner 15' 4" x 8' 10" ( 4.67m x 2.69m )

A modern fitted kitchen featuring a range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven, hob and extractor hood. There is ample space for a dining table and chairs, while French doors provide direct access to the rear garden and allow plenty of natural light to flow through the room.

## Landing

Providing access to all first-floor rooms and loft space.

## Bedroom One 11' 11" x 9' 3" ( 3.63m x 2.82m )

A generous double bedroom overlooking the rear aspect, offering ample space for bedroom furniture and benefiting from a private en-suite shower room.

## Bedroom Two 9' 4" x 7' 7" ( 2.84m x 2.31m )

A well-proportioned double bedroom positioned to the front of the property, ideal as a guest room or children's bedroom.

## En Suite

Comprising a shower enclosure, pedestal wash hand basin and low-level WC, complemented by contemporary fittings.

## Bedroom Three 5' 10" x 7' 7" ( 1.78m x 2.31m )

A versatile third bedroom suitable as a nursery, child's bedroom, dressing room or home office.

## Family Bathroom 6' 1" x 5' 11" ( 1.85m x 1.80m )

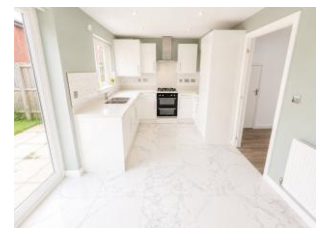
Fitted with a modern three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC.

## Rear Garden

A fully enclosed rear garden predominantly laid to lawn with patio seating area, offering an excellent outdoor space for entertaining, children and pets.

## Front

driveway parking for 2 spaces.





To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

Property Ref: EME307180 - 0003

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)