



Connells

Denton Patch
Emersons Green Bristol

Denton Patch Emersons Green Bristol BS16 7DP

for sale offers in excess of
£300,000



Property Description

Offered with no onward chain, this well-maintained two-bedroom home presents an ideal opportunity for first-time buyers, investors or those looking to downsize.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge, providing ample room for both living and dining furniture. To the rear, the fitted kitchen offers a range of wall and base units, generous worktop space and direct access to the rear garden.

Upstairs, the property features two well-proportioned bedrooms, including a generous principal bedroom and a comfortable second bedroom, both served by a modern family bathroom.

Outside, the enclosed rear garden provides an ideal space for relaxing or entertaining, while the property's convenient location offers easy access to local shops, schools and transport links. With no onward chain, this fantastic home is ready for its next owners to move straight into.

Entrance Hall

A welcoming entrance hall providing access to the lounge and staircase rising to the first floor.

Lounge

A bright and spacious reception room with plenty of space for both living and dining furniture, creating a comfortable setting for

everyday living.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces, sink unit and space for appliances. A door provides direct access to the rear garden.

First Floor

Landing

Providing access to both bedrooms, the family bathroom and loft space.

Bedroom One

A generous double bedroom with ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A well-proportioned second bedroom, ideal as a guest room, child's bedroom or home office.

Bathroom

Fitted with a panelled bath with shower over, wash hand basin and low-level WC.

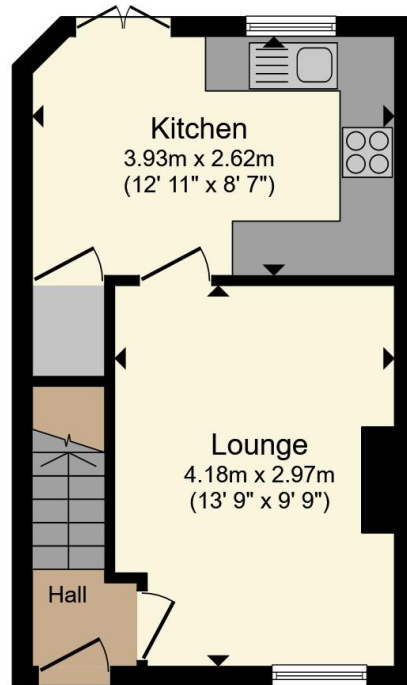
Outside

The property benefits from an enclosed rear garden, providing a pleasant outdoor space for relaxing,

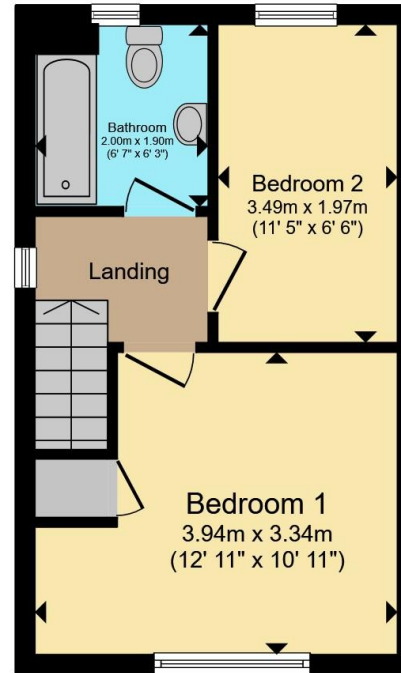








Ground Floor



First Floor

Total floor area 54.8 m² (590 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

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME307224



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