



Connells

Cave Grove
Emersons Green Bristol

Cave Grove Emersons Green Bristol BS16 7BR

for sale guide price
£315,000



Property Description

Charming Two-Bedroom Home with Garage - Ideal First-Time Purchase or Investment
Situating in a convenient residential location, this well-presented two-bedroom home offers spacious and practical accommodation across two floors, complemented by an attached garage and a total floor area of approximately 797 sq. ft. (74 sq. m).

The ground floor features a welcoming entrance hall leading into a bright and generously proportioned living room measuring over 15 ft in length, providing an excellent space for both relaxing and entertaining. To the rear, the fitted kitchen offers ample worktop and storage space, with direct access to the rear of the property and convenient access to the attached garage. Upstairs, the property benefits from two well-sized bedrooms. The principal bedroom is a particularly spacious double, while the second bedroom offers versatility as a guest room, nursery, or home office. A family bathroom completes the first-floor accommodation.

Externally, the attached garage provides secure parking, storage, or potential workshop space, subject to requirements.

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)

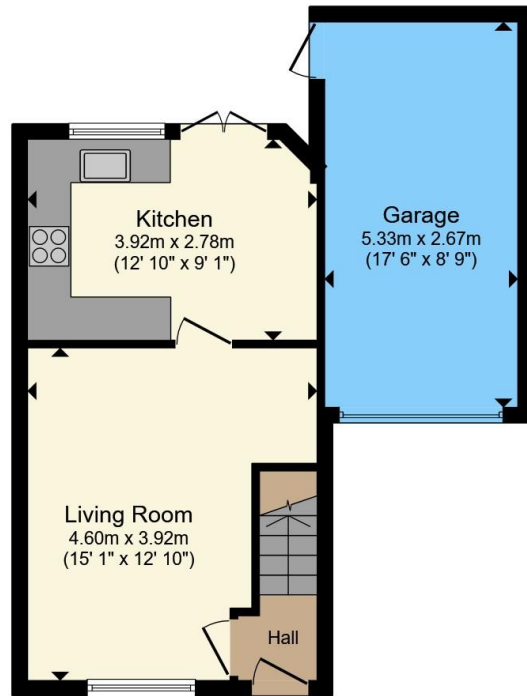
Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks.

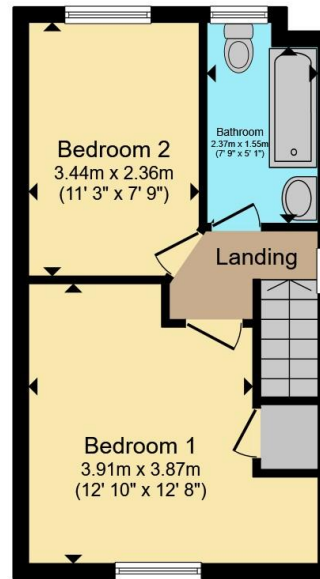
Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Ground Floor



First Floor

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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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/EME306585

Tenure: Freehold



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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