

for sale

offers in excess of **£400,000**



Church Farm Road Emersons Green Bristol BS16 7BE

A well-proportioned three-bedroom semi-detached family home offering over 1,000 sq. ft. of versatile living accommodation. Featuring a spacious lounge, separate dining room, fitted kitchen, useful utility room, downstairs WC, en-suite to the principal bedroom, and an enclosed rear garden.

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Entrance Hall

Welcoming entrance hall providing access to the lounge, kitchen, downstairs WC and staircase to the first floor.

Lounge

A generous reception room featuring a bay window to the front aspect, offering plenty of natural light and ample space for seating. Feature fireplace.

Dining Room

A separate dining area with space for a family dining table, conveniently positioned adjacent to the kitchen.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink unit and space for appliances, with access to the utility room.

Utility Room

A practical utility space providing additional storage, appliance

space and access to the rear of the property.

Storage Room

Useful storage area offering excellent flexibility for household items or potential workspace.

Downstairs Wc

Fitted with a low-level WC and wash hand basin.

Landing

Providing access to all bedrooms, the family bathroom and airing/storage cupboard.

Bedroom One

A spacious principal bedroom overlooking the rear aspect, benefiting from an en-suite shower room.

En-Suite

Comprising a shower enclosure, wash hand basin and low-level



WC.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a panel bath, wash hand basin and low-level WC, serving the remaining bedrooms.

Outside

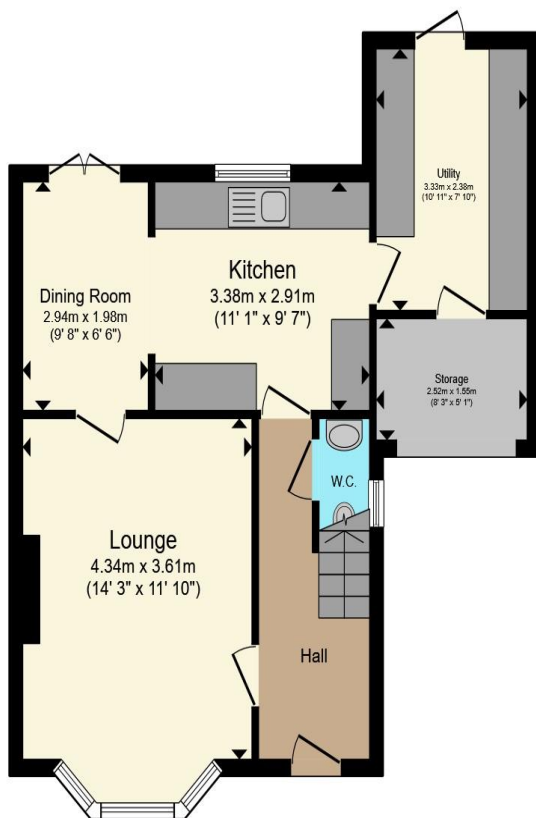
The home offers off-street parking at the front and a mature rear garden with a lawn and patio area.

Agent's Note:

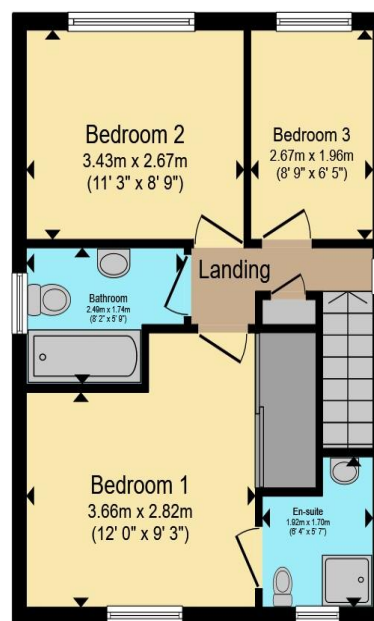
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Ground Floor



First Floor

Total floor area 93.5 m² (1,006 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: EME306606 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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