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for sale

offers in excess of **£250,000**

Rushy Way Emersons Green Bristol BS16 7ER

No onward chain. A two-bedroom home in the popular Badminton Park area of Emersons Green offering an excellent opportunity to update and personalise to individual tastes. With two double bedrooms, an enclosed rear garden and a convenient location close to local amenities and transport links.

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Entrance Hall

A welcoming entrance hall providing access to the living room, with stairs rising to the first floor and space for coats and shoes.

Living Room

A good-sized reception room with a large front-facing window providing plenty of natural light, creating a bright and airy living space. The room offers

generous space for a range of seating and living room furniture, together with a useful under-stairs storage cupboard.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, sink and drainer, and space for appliances, together with good storage

and worktop space for everyday use.

Dining Room

Situated adjacent to the kitchen, the dining area provides space for a dining table and chairs. French doors open directly onto the rear garden, creating an attractive connection between the indoor and outdoor space.

Landing

First-floor landing providing access to both bedrooms and the family bathroom.

Bedroom One

A well-proportioned double bedroom overlooking the rear garden with built-in wardrobes providing useful storage.

Bedroom Two

A double bedroom positioned at the front of the property with space for additional bedroom furniture, making it equally suitable as a guest bedroom, home office or nursery.

Bathroom

Family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Outside

The property benefits from an enclosed rear garden providing a private outdoor space for relaxing, gardening and outdoor dining. The front garden creates a pleasant approach to the property. Dedicated driveway directly in front of the property suitable for 2 cars.

Agents 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.

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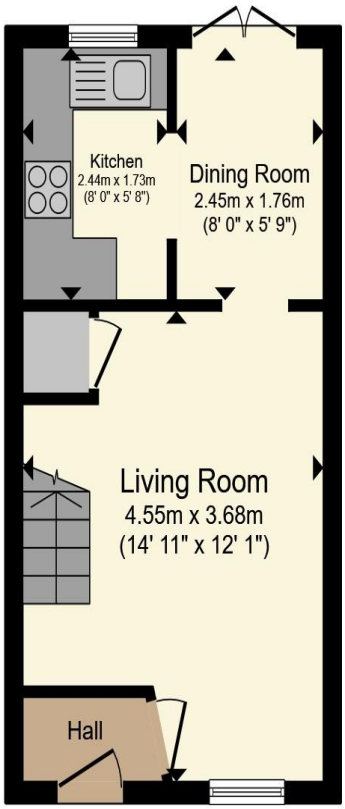
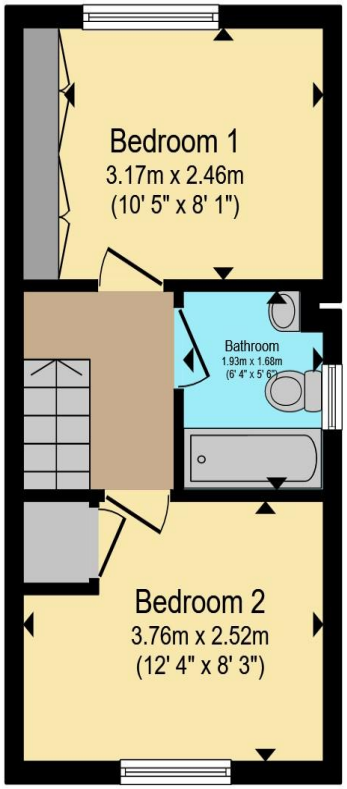


Ground Floor



First Floor

Total floor area 50.8 m² (547 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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T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307261 - 0015

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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