

for sale

£465,000



Crocus Road Emersons Green Bristol BS16 7NZ

A beautifully presented 4-bedroom semi-detached home in Lyde Green, offering excellent local amenities, great transport links to the M32, M4, and M5, spacious living across three floors, a garage, and a driveway.

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Living Room

A well-proportioned reception room offering ample space for a range of lounge furniture. The room provides an ideal setting for both relaxing and entertaining, with access towards the entrance hall.

Kitchen

A fitted kitchen offering a range of worktop and storage space, with room for the essential appliances. The layout provides a practical environment for everyday cooking and meal preparation.

Ground Floor Wc

A convenient cloakroom comprising a WC and wash hand basin, ideal for family living and visiting guests.

Bedroom One

A particularly spacious principal bedroom situated on the second floor. The room offers excellent space for a double bed and additional bedroom furniture, with the added benefit of a private en-suite shower room.

En-Suite

Fitted with a shower, WC and wash hand basin, providing convenient facilities adjoining the principal bedroom.

Bedroom Two

A well-sized bedroom situated on the first floor, offering space for a bed and additional furniture. Suitable for use as a double bedroom, subject to furniture requirements.

Bedroom Three

A further well-proportioned bedroom on the first floor, offering flexibility for use as a child's bedroom, guest room or home office.

Bedroom Four

A smaller bedroom on the first floor, ideal for use as a nursery, study or occasional guest room.

Family Bathroom



Family Bathroom

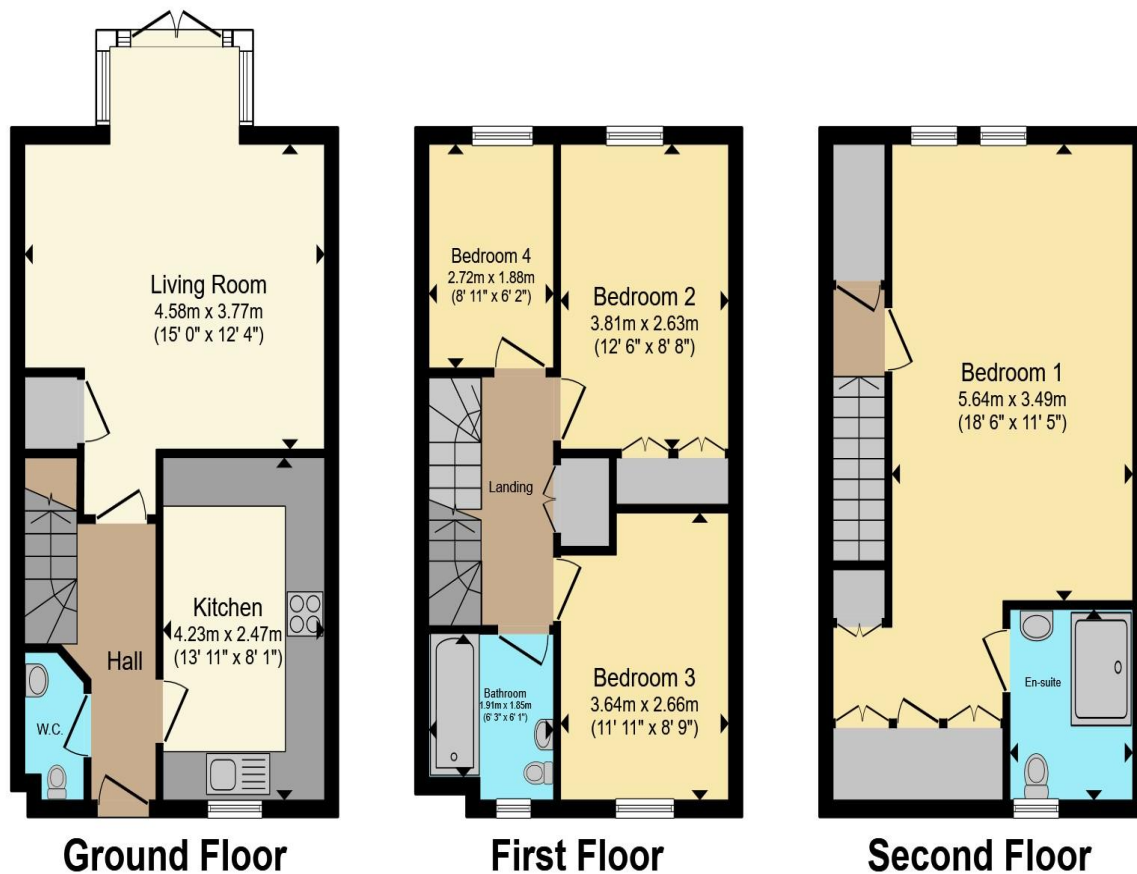
Situated on the first floor, the family bathroom provides bathing facilities and serves the remaining bedrooms.

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.







Total floor area 113.4 m² (1,220 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: EME307291 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: E

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