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for sale

offers over **£335,000**



Bampton Croft Emersons Green BRISTOL BS16 7EN

A beautifully presented three-bedroom end-terrace home offering spacious and modern accommodation throughout. Benefiting from a generous lounge, contemporary kitchen/diner with French doors opening onto the rear garden, downstairs cloakroom, master bedroom with en-suite and driveway parking.

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Entrance Hall

Double glazed entrance door to front aspect. Stairs rising to the first floor. Access to cloakroom and lounge.

Cloakroom

Fitted with a low-level WC and wash hand basin. Obscured double-glazed window to front aspect.

Lounge

A bright and spacious reception room with double-glazed window to front aspect, useful under-stairs storage cupboard and access through to the kitchen/dining room.

Kitchen/Dining Room

A modern and well-appointed kitchen/dining room fitted with a range of matching wall and base units complemented by contrasting work surfaces and tiled splashbacks. Features include an integrated electric oven, four-ring gas hob with extractor hood over, stainless steel sink and drainer positioned beneath a rear-facing window, and space and plumbing for additional appliances. There is ample room for a family dining table, creating an ideal space for everyday living and entertaining.

French doors open directly onto the rear garden, flooding the room with natural light and providing seamless access to the patio area.

First Floor Landing

Access to all bedrooms, family bathroom and loft space.

Bedroom One

Generous principal bedroom with double-glazed window overlooking the front aspect. Door to the en-suite shower room.

En-Suite

Fitted with a shower enclosure and wash hand basin.

Bedroom Two

A good-sized second bedroom with double-glazed window to the rear aspect.

Bedroom Three



Ideal as a child's bedroom, nursery, guest room or home office with double-glazed window to the rear aspect.

Family Bathroom

Comprising a panel-enclosed bath with shower over, wash hand basin and low-level WC.

Front Exterior

Open-plan frontage with shrubs and pathway to the entrance door and driveway providing off-road parking and electric charging point. 2 further allocated parking spaces.

Rear Garden

A fully enclosed rear garden featuring a patio seating area directly adjoining the property, artificial lawn, decked area and planted borders, providing a private and low-maintenance outdoor space ideal for entertaining and family enjoyment.

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.



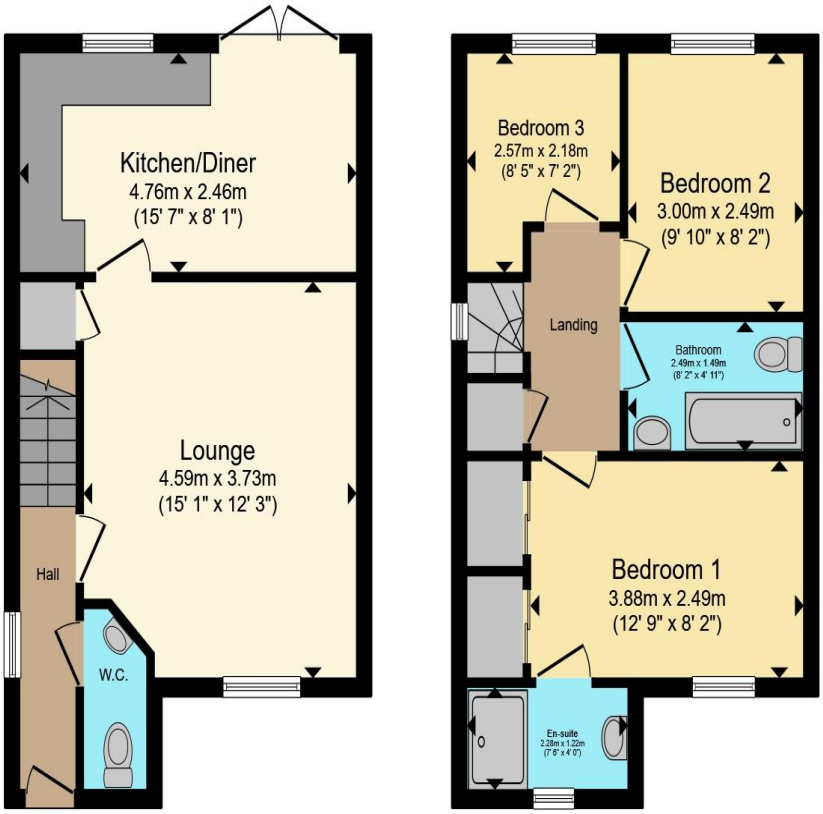









home



Ground Floor **First Floor**

Total floor area 73.3 m² (789 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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BRISTOL BS16 7AE

Property Ref: EME307372 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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