

Connells

Goosefoot Road
Emersons Green Bristol

Goosefoot Road
Emersons Green Bristol BS16 7LX

for sale offers in excess of
£240,000







Property Description

located in the sought-after Lyde Green development, this well-presented two-bedroom apartment offering spacious and modern living. The property comprises of an entrance hall with storage, a generous open plan living area with a Juliet balcony access, two bedrooms and a contemporary family bathroom. Further benefits include gas central heating, double glazing, integrated high specification appliances, and allocated parking and further visitor parking.

Lyde Green is a popular area for professionals and families alike, known for its community feel, open green spaces, and nearby amenities. The property is ideally located for access to the A4174 Ring Road, M32, M4, and M5 motorways, making it perfect for commuters. The area also benefits from good local schools, a nearby MetroBus service offering direct routes into Bristol city centre, and proximity to Emersons Green retail centre with shops, cafes, and a large supermarket.

Kitchen/Living

24' 2" x 13' 2" (7.37m x 4.01m)

A superb open-plan kitchen and living space, offering ample room for both relaxation and entertaining. The contemporary fitted kitchen features a range of wall and base units with integrated appliances and generous worktop space, while the living area benefits from French doors allowing plenty of natural light.

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)

A spacious double bedroom with ample room for bedroom furniture and the added benefit of an en-suite shower room.

En Suite

Comprising a walk-in shower, low-level WC and wash hand basin, finished in a modern style.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

A well-proportioned second double bedroom, ideal for guests, family members or as a home office.

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)

A modern family bathroom fitted with, low-level WC and pedestal wash hand basin, complemented by contemporary tiling and fittings.


MATISSE


Bristol





To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: B

Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EME307148

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.