Connells

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for sale

offers in excess of **£275,000**



Bampton Croft Emersons Green Bristol BS16 7EN

A spacious two-bedroom end-terrace home offering well-proportioned accommodation throughout, Offering a generous living room, kitchen/dining room and conservatory. Benefiting from off-road parking to the rear, a low-maintenance garden and scope to add your own personal touch. *** No Onward Chain ***

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Entrance Hall

Entrance door, stairs rising to the first floor and access to the living room.

Living Room

A spacious reception room with front aspect window allowing plenty of natural light. Offering ample space for a range of lounge furniture with feature fireplace.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, incorporating space for appliances and a dining table. Door leading into the conservatory.

Conservatory

A bright and versatile addition to the property, ideal as a dining area, garden room or further reception space, with views and access to the rear garden.

First Floor Landing

Providing access to all first-floor accommodation.

Bedroom One

A generous double bedroom overlooking the front aspect and benefiting from an en-suite shower room.

En-Suite Shower Room

Comprising of a wash hand basin and shower.

Bedroom Two

A comfortable second bedroom overlooking the rear garden, suitable for a guest room, nursery or home office.

Bathroom

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

Rear Garden

A low-maintenance rear garden, predominantly paved and complemented by established flower and shrub borders. An ideal



space for outdoor seating, entertaining and enjoying the warmer months.

Parking

The property benefits from the valuable addition of off-road parking located to the rear of the property.

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.



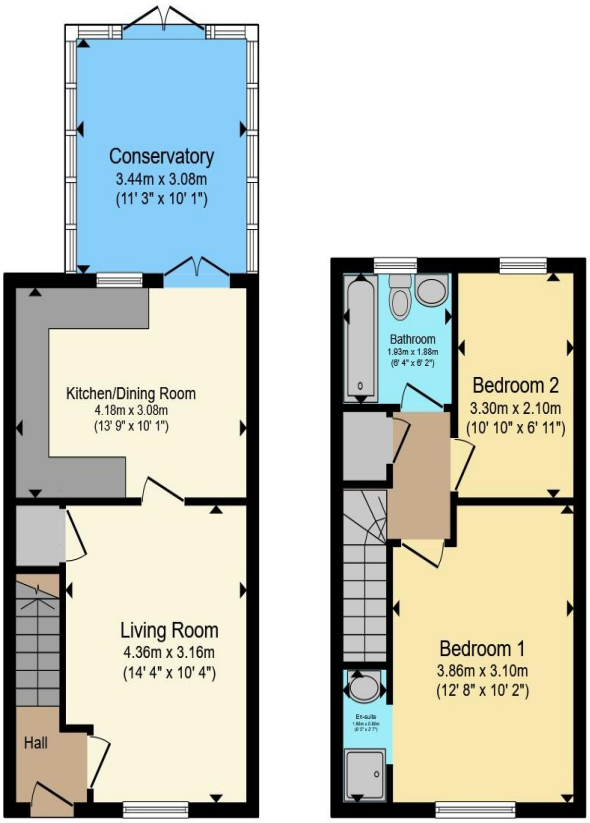












Total floor area 75.2 m² (809 sq.ft.) approx

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: EME307347 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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.

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