

for sale

offers over **£380,000**



Bramble Close Emersons Green Bristol BS16 7NX

A well-presented home offering an entrance hall, lounge, and a modern kitchen/diner with integrated appliances and French doors to the garden. Upstairs provides three bedrooms, a family bathroom, and a master en suite. Early viewing is highly recommended.

Bramble Close Emersons Green Bristol BS16 7NX

Entrance Hall

Wood effect flooring, radiator with decorative cover. storage cupboard, door to lounge,

Lounge

13' 10" x 12' (4.22m x 3.66m)

uPVC double glazed window to front, TV point, double radiator, wood effect flooring, glass door leading into kitchen/diner.

Cloakroom

Wood effect flooring, wash hand basin, WC and radiator.

Kitchen/Diner

15' 5" x 9' 5" (4.70m x 2.87m)

uPVC double glazed window to rear and side, one and a half bowl stainless sink drainer with mixer tap, range of modern cream high gloss fitted wall and base units, incorporating integral appliances to include a stainless steel double electric oven, gas hob with stainless steel cooker hood over, fridge freezer, and dishwasher, upstand with splashback behind the hob, wood effect work surface with up stand, under stairs storage cupboard, double radiator, wood effect flooring, door leading to uPVC double glazed French doors leading into rear garden.

Landing

Radiator with decorative cover, carpeted, loft hatch, doors leading into all first floor rooms.

Bedroom One

9' 8" x 9' 3" (2.95m x 2.82m)

uPVC double glazed window to front, single radiator, fitted wardrobe space, carpeted, door leading into en suite.

En-Suite

5' 8" x 5' 6" (1.73m x 1.68m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome electric shower over, tiled splash backs, chrome heated towel rail.

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

uPVC double glazed window to rear, single radiator, carpeted.

Bedroom Three

10' 10" x 6' 7" (3.30m x 2.01m)

uPVC double glazed window to rear, single radiator, carpeted.



Bathroom

White suite comprising; W.C. wash hand basin with chrome mixer tap and paneled bath with shower over with screen, tiled splash backs, chrome heated towel rail.

Rear Garden

Low maintenance patio garden with lawn and raised decking lounge area. Side gate to side, accessing the drive and garage.

Front Garden

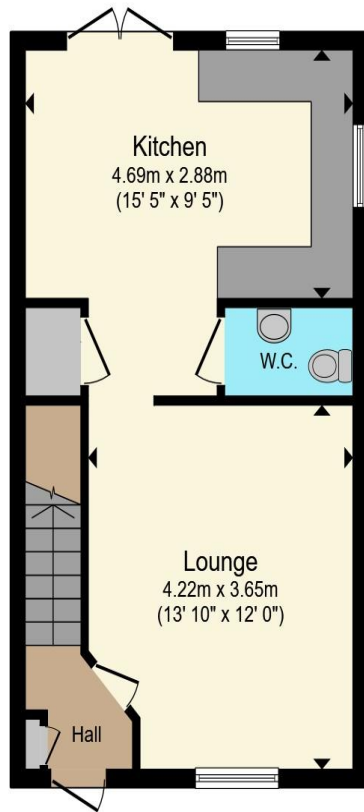
Mainly laid to loose shingle with a paved path leading to main entrance.

Agent's Note:

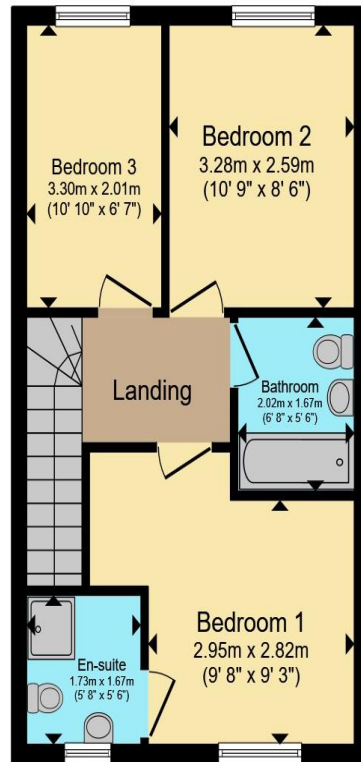
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Ground Floor



First Floor

Total floor area 78.1 m² (841 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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Property Ref: EME306978 - 0018

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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