

Connells

Harebell Road
Emersons Green BRISTOL

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Emersons Green BRISTOL BS16 7LY

for sale offers over
£325,000







Property Description

Beautifully decorated three-bedroom semi-detached townhouse arranged over three floors, offering stylish and spacious accommodation throughout. The impressive top-floor principal bedroom features skylights, while two further bedrooms and a family bathroom occupy the first floor.

The ground floor boasts a bright open-plan kitchen/diner with integrated appliances and a generous lounge with French doors opening onto the private rear garden, perfect for entertaining. Further benefits include a ground-floor cloakroom, allocated parking, and a convenient location close to schools, shops and transport links.

Entrance

Welcoming entrance hall with staircase leading to the first floor and access to the ground floor accommodation.

Cloakroom

W/c, sink and radiator.

Lounge/Kitchen/Diner

22' 1" Max x 12' 2" Max (6.73m Max x 3.71m Max)
A superb open-plan living space enjoying excellent natural light and offering clearly defined kitchen and lounge areas. The modern fitted kitchen provides a range of wall and base units with ample worktop space and space for appliances. The lounge area offers room for relaxing, dining, and entertaining with dual-aspect windows enhancing the bright and airy feel.

Landing

Central landing providing access to all first-floor accommodation.

Bedroom One

19' 8" Max x 8' 11" Max (5.99m Max x 2.72m Max)
A bright double bedroom with skylight window to the rear and front aspect.

Bedroom Two

12' 4" Max x 7' 9" Max (3.76m Max x 2.36m Max)
A well-proportioned second bedroom ideal as a guest room.

Bedroom Three

12' 4" x 7' 9" (3.76m x 2.36m)
Double glazed window to rear aspect.

Bathoom

Fitted with a modern three-piece suite comprising panelled bath with shower over, wash hand basin, and low-level WC.

Outside

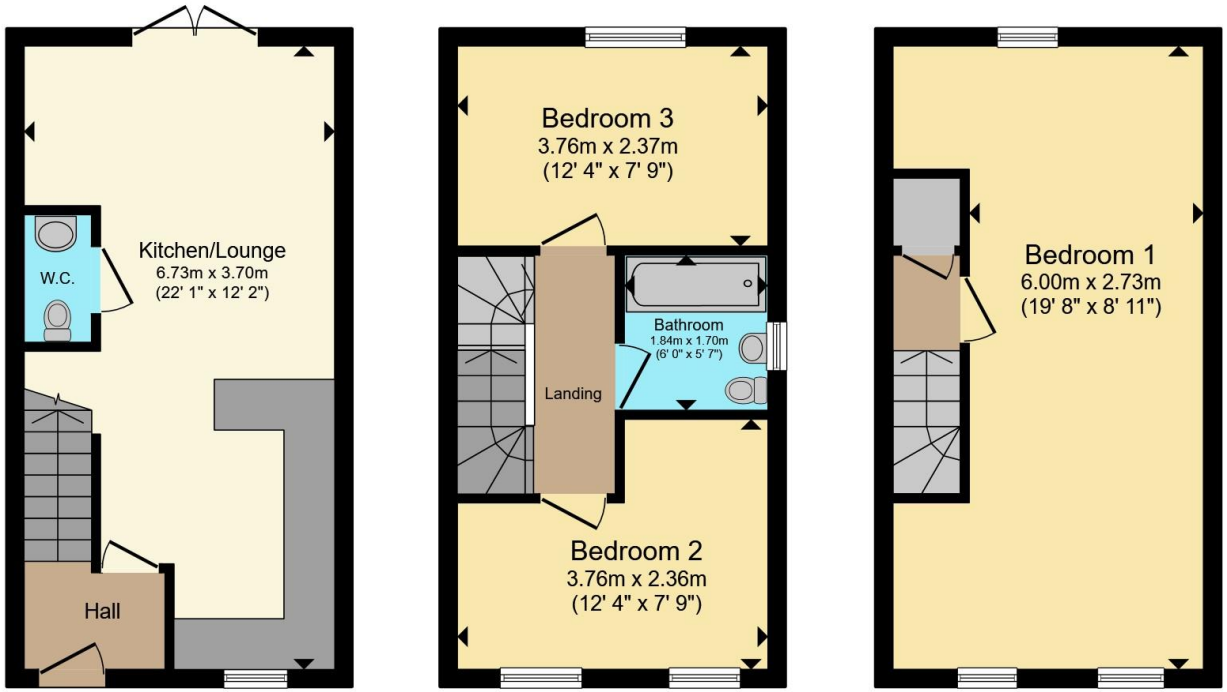
The property enjoys an attractive frontage with well-maintained gardens extending to both the front and side, creating a welcoming approach. To the rear, there is a fully enclosed garden bordered by timber fencing, featuring a paved patio area ideal for outdoor dining and entertaining, alongside a lawned garden providing an excellent space for families and relaxation.

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.







Ground Floor **First Floor** **Second Floor**

Total floor area 81.1 m² (873 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





To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
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EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/EME307328

Tenure: Freehold

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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