



Connells

Harebell Road
Emersons Green Bristol



Property Description

This immaculate semi-detached Town House will be a great Family Home. Located in a quiet street positioned near several well regarded primary and secondary schools, parks, playgrounds and nature reserves. The property has the added benefit of two off-street parking spaces and NHBC warranty.

In brief this Town House comprises of a Lounge, Kitchen/Diner, Guest Cloakroom and an enclosed Garden.

On the first floor you will find two Bedrooms and the Family Bathroom. The top floor comprises of a double Bedroom with En-suite.

Lyde Green itself offers a Park and Ride into Bristol, Community Centre and Lyde Green Primary School which is a short walk from this property as well as M3 bus links to Bristol. Emersons Green Retail Park is just minutes away and has a good variety of supermarkets, shops, restaurants as well as a Doctors, Dentist and a veterinary surgery.

Those looking for modern day living with great access to two major cities and close to many green spaces look no further!

An early viewing is essential to avoid disappointment.

Entrance Porch

A welcoming entrance porch with Radiator, LVT herringbone flooring, leading to lounge.

Living Room

14' 2" x 12' 1" (4.32m x 3.68m)

LVT Flooring herringbone throughout double glazed window to front and radiator with tv points.

Kitchen Diner

12' 1" x 8' 11" (3.68m x 2.72m)

Modern kitchen diner with upgraded moors appliances and quartz wiretaps with drainer and under sink upgraded tap, induction hob integrated appliances, fridge freezer, washer dryer, spot lights flooring is herringbone LVT, double glazed window to front and upvc drench doors to south facing garden.

Cloakroom

Downstairs Wc

LVT flooring, wc, whb, ex fan.

First Floor Landing

carpeted

Bathroom

8' x 5' 7" (2.44m x 1.70m)

Wc, Whb, chrome towel rail, upgraded tiles LVT flooring, mira shower over bath with screen. ex fan.

Bedroom Two

12' 11" x 10' 7" (3.94m x 3.23m)

radiator, new carpets, 2 double glazed window to front with shutter blinds

Bedroom Three

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to front, carpeted, radiator.

Master Bedroom

17' x 7' 7" (5.18m x 2.31m)

large Master bedroom with double glazed window doorma windows, carpeted storage cupboard and shutters. leading to ensuite.

En Suite

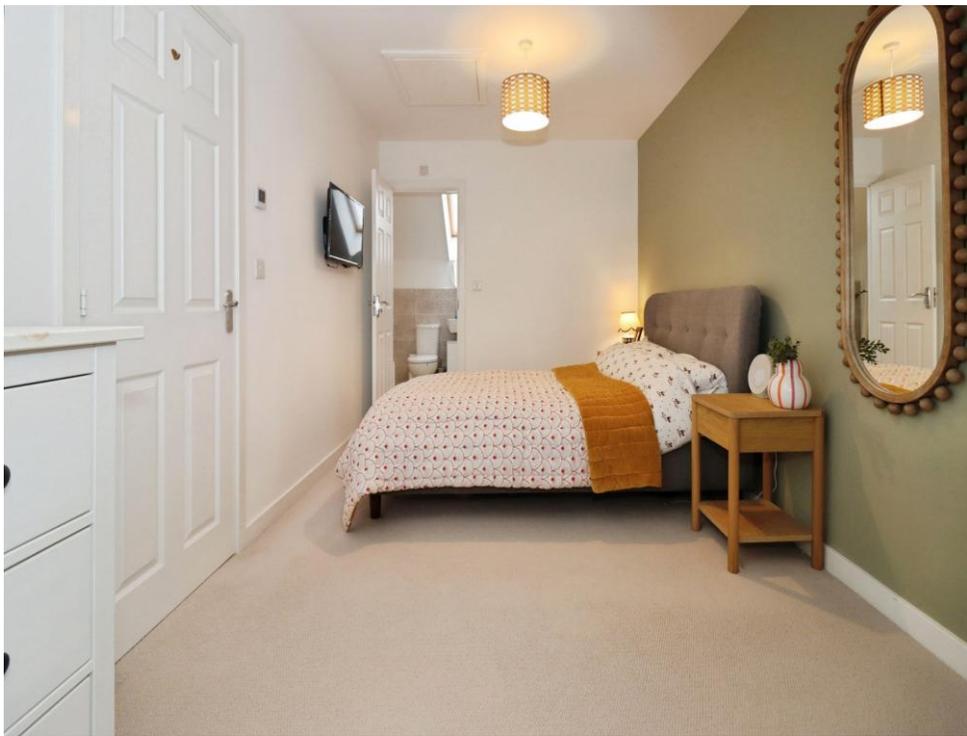
spot lights, velux window, towel rail, shower cubicle wc, whb , ex fan.

Rear Garden

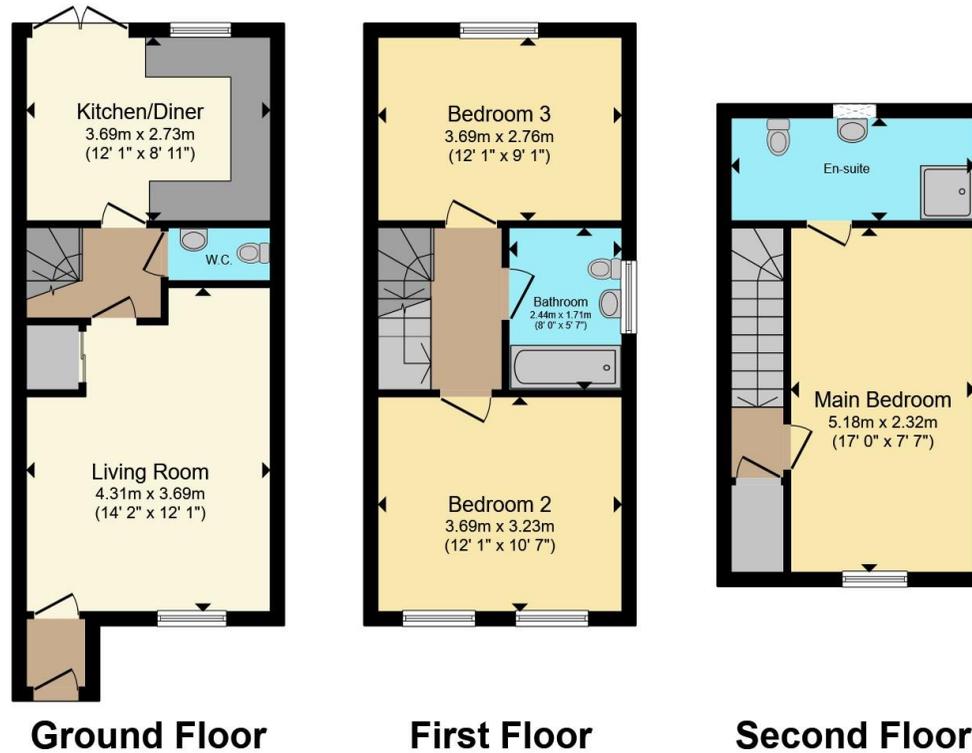
upvc french door leading to the south facing garden extended patio and side access. with artificial grass laid to lawn and shed.

Driveway To Front Parking









Total floor area 89.9 m² (968 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

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306939



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306939 - 0009