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PATCH COURT, EMERSONS GREEN, BRISTOL

SSTC

OIRO £325,000 Freehold

A well presented, two bedroom, mid terrace, modern cottage in Emersons Green, offering no onward chain and readily available to view; this charming property is a brilliant first purchase of downsize home and is a must see to avoid disappointment.

- No Onward Chain
- Immaculately Presented
- Two Bedroom Terraced Home
- Neutral Decor
- Emersons Green Location
- Great for Investors and First Time Buyers

This well looked after two bedroom terrace home is nestled in quiet cul-de-sac location in popular and energetic Emersons Green which comes to the market offering a fantastic opportunity for first time buyers or investors alike.

Close to local schools, the Emerson's Retail centre and major transport links such as the Ring Road and M4/M5 corridors, the property has plenty of close connections and ideal for families being within a walking distance to parks and local lake.

Also with this charming home being a stones throw away to the ever popular Bristol to Bath cycle path it makes the property a real hub for anyone looking to travel around the City.

On entering the property you are welcomed by an open entrance hall with stairs rising to the first floor, cosy separate living room and a light and spacious Kitchen/dining area with ample storage and access into the rear garden.

The first floor of the property offers a main family bathroom, two double bedrooms (both with built in wardrobes) and the principle bedroom having handy access to an ensuite.

Further benefits include: gas central heating, double glazing and two allocated parking spaces

A must see; a perfect downsize home or starter property; and a viewing is strongly advised!

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

a handy entrance hallway with entry to the lounge and stairs rising to the upper floor.

Lounge

A light and cosy lounge, with feature electric fireplace, pretty surround hearth and mantle and entry into the kitchen diner.

Kitchen/diner

A generous kitchen/diner complete with substantial pantry space, plenty of base and eye level units and room for appliances with access into the enclosed rear garden.

Bedroom 2

A sizeable double bedroom with useful built in wardrobe space and views over the rear garden.

Bathroom

A modern contemporary three piece suite, with over bath electric shower, glass pull out shower screen and laminate flooring.

Bedroom 1

A double room with built in wardrobes,, access to the en-suite shower room and views to the front of the property overlooking the park.

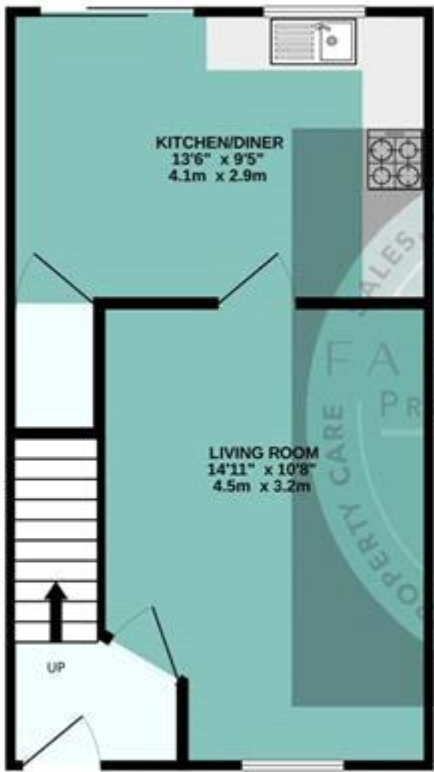
En-suite

A useful en-suite with mains shower with freestanding cubicle and contemporary white suite.

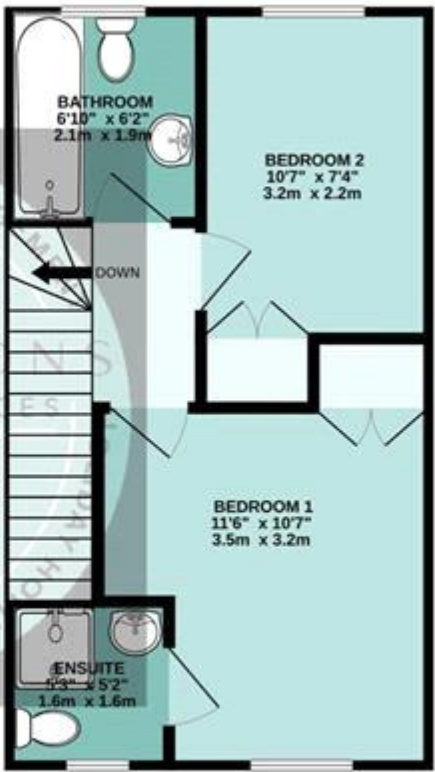


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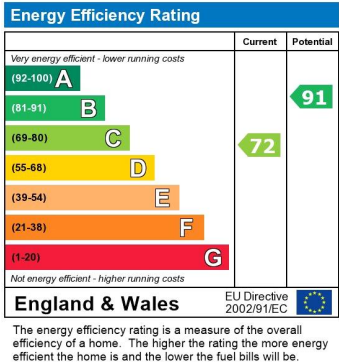
GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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