



**16 PATCH COURT, EMERSONS GREEN, BRISTOL, GLOUCESTERSHIRE BS16 7DH**

**£325,000**



## **TWO BEDROOM MID TERRACE HOUSE**

**PROPERTY REFERENCE CODE: RS0119**

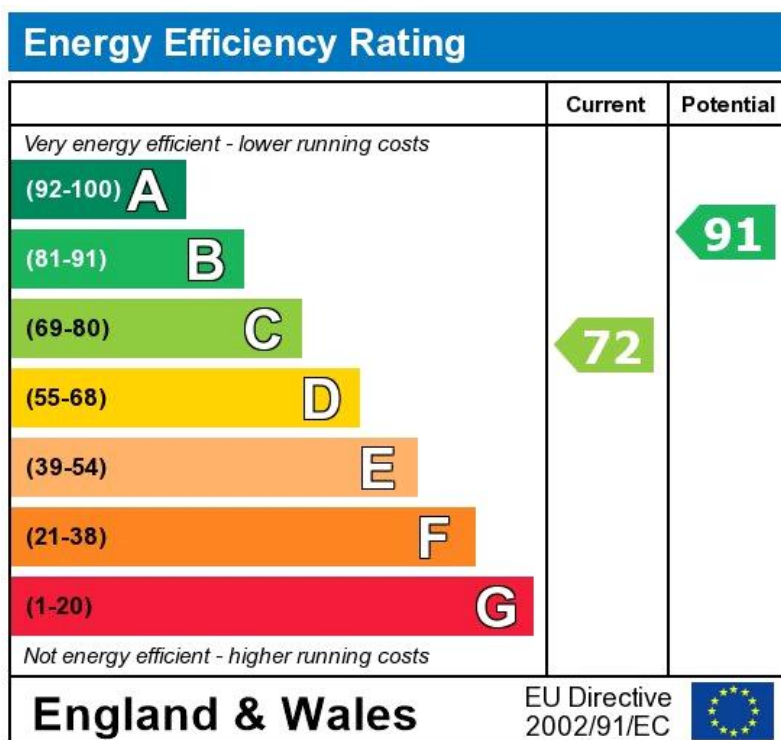
## **16 PATCH COURT, EMERSONS GREEN, BRISTOL, GLOUCESTERSHIRE BS16 7DH**

**TWO BEDROOM MID TERRACE OFFERING NO ONWARD CHAIN!**

A well presented two bedroom mid terrace property in Emersons Green, Bristol. This is a must see to avoid disappointment.

Call Farringtons on 01454 326846 to arrange a viewing.

- COUNCIL TAX BAND C
- CUL-DE-SAC
- ENCLOSED REAR GARDEN
- ENSUITE SHOWER ROOM
- EPC RATING C
- EMERSONS GREEN AREA
- FITTED BATHROOM
- FITTED KITCHEN
- FREEHOLD
- GAS CENTRAL HEATING
- GREAT FOR INVESTORS AND FIRST TIME BUYERS
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- IMMACULATELY PRESENTED
- KITCHEN/DINER
- NEUTRAL DECOR
- NO ONWARD CHAIN
- SUNNY GARDEN
- TERRACED PROPERTY
- TWO ALLOCATED PARKING SPACES
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- UPVC DOUBLE GLAZING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

**TWO BEDROOM MID TERRACE OFFERING NO ONWARD CHAIN!**

This well looked after 2 bedroom terrace home is situated in a quiet cul de sac in Emersons Green which comes to the market offering a great first time buy or investment opportunity in a popular area of BS16.

The ground floor of the property offers an entrance hall leading to the first floor, separate living room leading into a light and airy kitchen / diner, The downstairs area has plenty of storage space and has sliding doors leading into the sunny enclosed rear garden with two storage sheds.

The first floor of the property offers two double bedrooms (both with built in wardrobes & the master bedroom offers an ensuite shower room), family bathroom and additional storage space.

Further benefits include: gas central heating, UPVC double glazing & two off street car parking spaces

Close to local schools, the Emerson's Retail centre and major transport links such as the Ring Road and M4/M5 corridors.  
Also just walking distance away is the ever popular Bristol to Bath cycle path and other local transport links are a short distance away.

EPC rating C  
Council tax BAND C

Council Tax Band: C  
Tenure: Freehold











**TENURE:** We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.