



100 Westons Brake, Bristol, BS16 7BP

£330,000

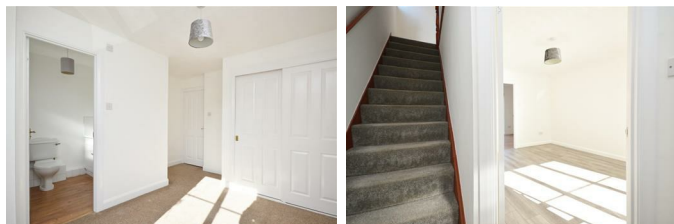
NO ONWARD SALES CHAIN Nestled in the highly sought-after area of Westons Brake, Emersons Green, Bristol, this charming two-bedroom house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-appointed master bedroom complete with an en suite, providing a private sanctuary for relaxation.

One of the standout features of this home is the absence of an onward sales chain, allowing for a smoother transition into your new abode. The property is complemented by a garage and off-street parking, ensuring convenience and ease for residents and visitors alike.

Emersons Green is known for its vibrant community and excellent local amenities, making it an ideal location for families and professionals. With its blend of comfort and practicality, this house is not just a place to live, but a place to call home. Don't miss the chance to view this delightful property in a desirable neighbourhood.

Entrance via front door to

Hallway



Stairs rising to first floor landing, single radiator

Sitting Room

16'7" x 11'4" (5.07 x 3.47)



UPVC double glazed window to front aspect, two separate single radiators, wooden effect flooring, under stair storage cupboard door to kitchen

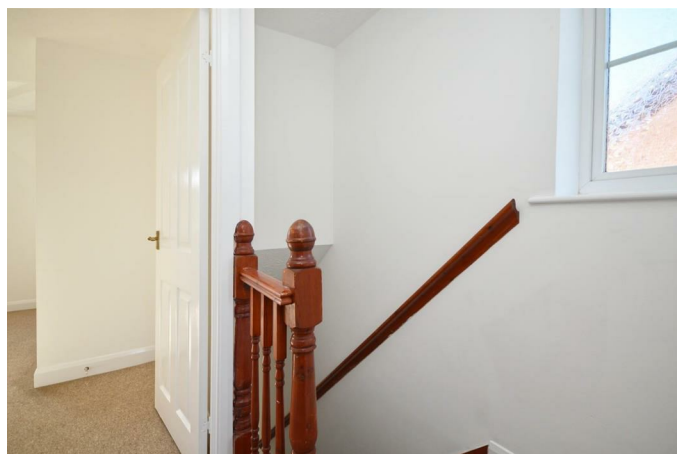
Kitchen Dining Room

14'5" x 8'8" (4.41 x 2.66)



UPVC Double glazed window to rear aspect, sliding patio doors opening to rear garden, fitted kitchen with a range of wall and floor units with work surface over, sink drainer unit with mixer tap, space and plumbing for washing machine, integrated oven and gas hob with fitted extractor fan, space for fridge freezer, single radiator, wooden effect flooring, Worcester boiler.

First Floor Landing



Doors to

Bedroom One

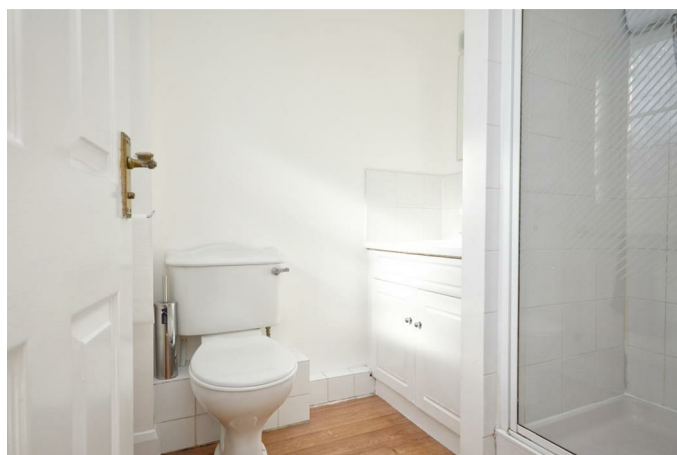
13'6" x 8'9" (4.13 x 2.68)



UPVC double glazed window to front aspect, single radiator, fitted wardrobe space, door to en suite shower room, storage cupboard housing hot water tank.

En Suite Shower Room

6'6" x 5'1" (2.00 x 1.57)



UPVC double glazed obscured window to front aspect, shower cubicle with shower attachment, close coupled WC, pedestal wash hand basin, single radiator,

Bedroom Two

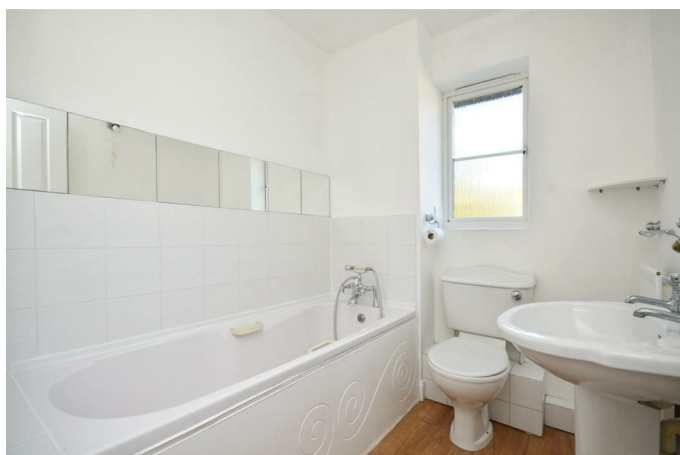
12'1" x 8'4" (3.70 x 2.55)



UPVC double glazed window to rear aspect , single radiator

Bathroom

6'8" x 5'11" (2.05 x 1.81)



UPVC double glazed frosted glass window to rear aspect, fitted bath with shower attachment, close coupled WC, wash hand basin, single radiator, extractor fan, wooden effect flooring

OUTSIDE

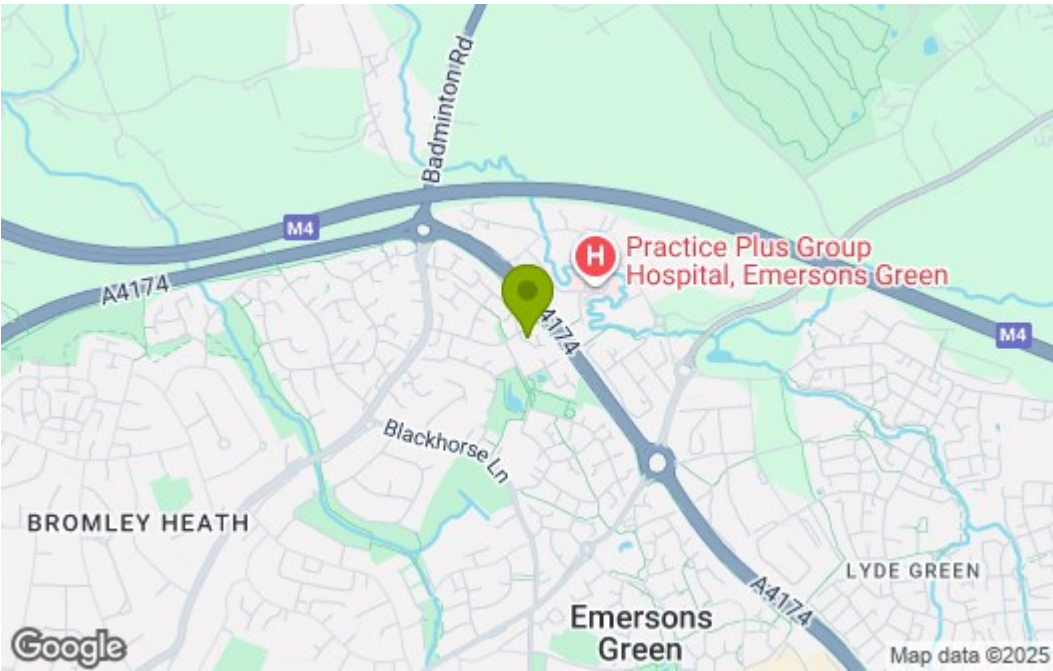


The FRONT has a driveway providing off street parking, remainder laid to lawn, metal up and over door giving access to garage. The REAR garden has a patio area immediately adjoining the property, ideal for garden furniture. The remainder is laid to lawn with a further patio area to the rear of the garden. A door provides pedestrian access into the garage.

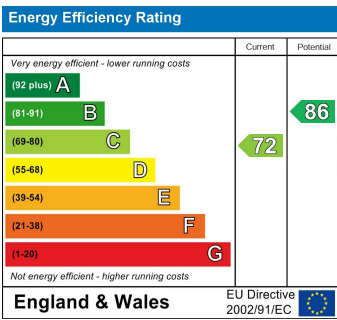
Floor Plan



Area Map



Energy Efficiency Graph



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