

## Cynder Way Emersons Green Bristol BS16 7BT • £325,000

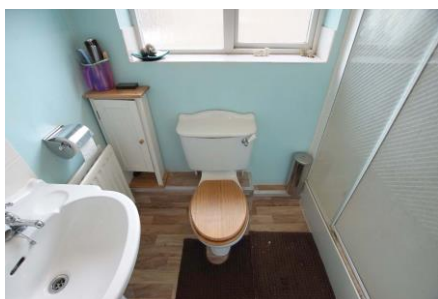
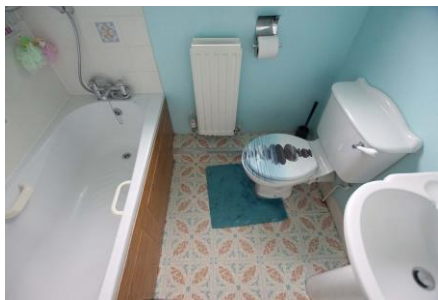


3 BEDROOMS • 2 BATHROOMS • 1 RECEPTION • TENURE: Freehold

**SECLUDED LOCATION**  
**THREE SPACIOUS BEDROOMS**  
**GARAGE**  
**OFF STREET PARKING**  
**MASTER ENSUITE**  
**FAMILY GARDEN**  
**OPEN PLAN LIVING AREA**  
**UTILITY ROOM**  
**NEW BOILER INSTALLED [2018]**

Nestled away in a sought after location on the popular Badminton Park development within reaching distance of Outstanding [Ofsted] Schools, the A4174 Bristol Ring Road, Bristol & Bath Science Park, local playing fields and amenities sits this spacious and well presented three bedroom detached family home! The property comprises of an entrance hallway leading to a light and airy lounge opening to diner, kitchen area, W/C cloakroom and utility room to the ground floor along with three double bedrooms with master walk-in wardrobe & ensuite and family bathroom to the first floor. Further benefits includes; Gas central heating [Boiler installed 2018], double glazing, garage, off street parking x2 and a enclosed and private rear garden laid mainly to lawn. Completed Chain!





## Room sizes

### GROUND FLOOR

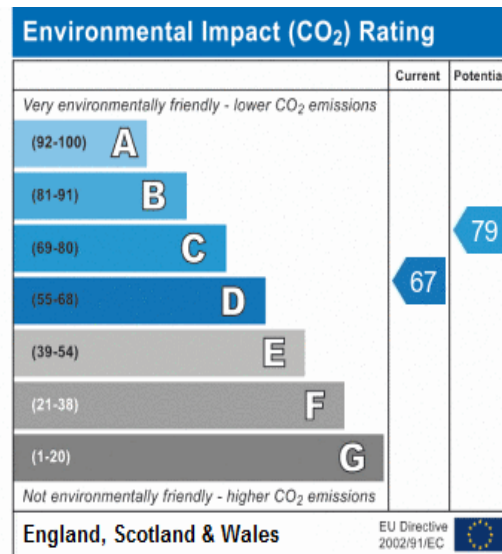
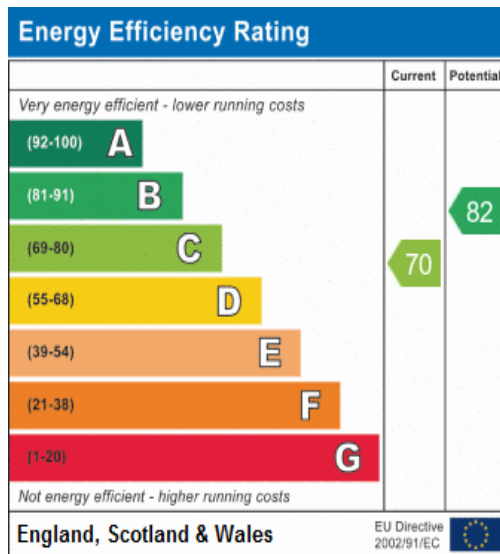
Lounge	16' 8" x 9' 10" (5.08m x 2.99m)
Dining Room	7' 9" x 9' 10" (2.36m x 2.99m)
Kitchen	10' 6" x 11' 11" (3.20m x 3.63m)
Utility Room	5' 5" x 6' 0" (1.65m x 1.83m)

### Garage

### FIRST FLOOR

Bedroom One	11' 1" x 10' 5" (3.38m x 3.17m)
Wardrobe	
Ensuite	
Bedroom Two	9' 2" x 10' 0" (2.79m x 3.05m)
Bedroom Three	8' 9" x 6' 7" (2.66m x 2.01m)
Bathroom	





## General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.