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ONLINE



## 39 Pinkers Mead

Bristol, BS16 7EJ

A super gem that is just awaiting to be discovered! Located in popular Emersons Green this 4 bedroom detached home ticks a fair few of those boxes. The accommodation is well presented throughout and has excellent living arrangements with the addition of a generous sized conservatory. In brief this lovely home comprises of entrance hall, lounge, cloakroom, kitchen/diner, utility room and conservatory. To the first floor can be found 4 bedrooms (bedroom one with en-suite facilities) and a separate family bathroom. The property further benefits from front and rears gardens, garage and off street parking. Call to book your viewing 0117 9576290

**Price £391,995**

# 39 Pinkers Mead

Bristol, BS16 7EJ



- DETACHED
- GARAGE & PARKING
- ENERGY RATING - C
- 4 BEDROOMS
- CONSERVATORY
- CLOAKROOM
- EN-SUITE
- ENCLOSED REAR GARDENS
- UTILITY ROOM

Entrance Hall

Cloakroom

Lounge

17'08" (into bay) x 11'07" (5.38 (into bay) x 3.53)

Kitchen/Diner

21'07" x 10'06" max (6.58 x 3.20 max)

Utility Room

min 5'09" x 5'04" (min 1.75 x 1.63)

Conservatory

20'05" x 9'04" (6.22 x 2.84)

Landing

Bedroom One

13'05" (into bay) x 12'0" (4.09 (into bay) x 3.66)

En-suite

Bedroom Two

11'11" x 9'03" (3.63 x 2.82)

Bedroom Three

9'05" x 6'07" (2.87 x 2.01)

Bedroom Four

9'05" x 6'05" (2.87 x 1.96)

Bathroom

Garage

Rear Garden

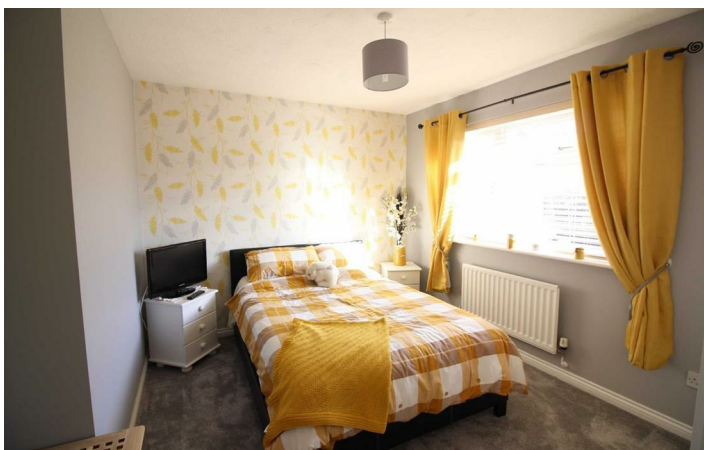
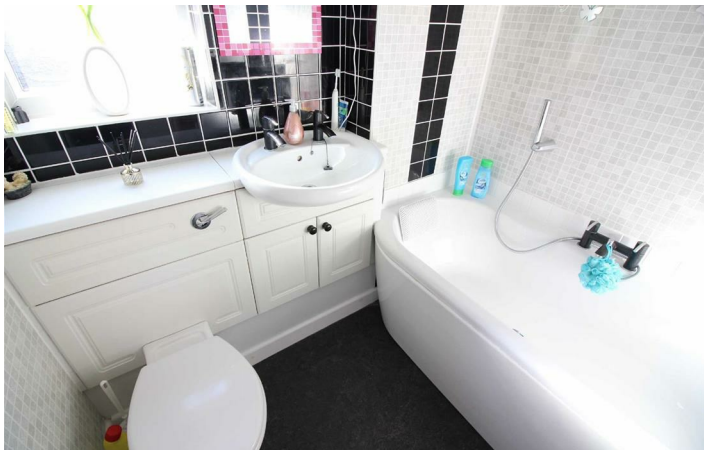
Front Garden

Photography & Floor Plans



Directions





Floor Plan



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	