

HUNTERS[®]

HERE TO GET *you* THERE



Emerson Way

Emersons Green, Bristol, BS16 7AP

£390,000



Council Tax:



53 Emerson Way

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£390,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented extended end of terrace property which is conveniently located within easy walking distance for the amenities of Emersons Green, for popular schools, access onto the Avon ring road and for excellent transport links into the city centre.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.

The accommodation comprises; entrance hall, a bay fronted lounge, a modern white high gloss fitted kitchen incorporating integral appliances which include a Bosch double electric oven with four ring induction hob, fridge freezer, washing machine and dishwasher, a dining area, cloakroom and conservatory. The conservatory has recently been improved with a solid roof and two Velux windows and provides a relaxing area overlooking the garden.

To the first floor there is a modern bathroom with an over bath shower system and three good sized bedrooms.

Externally to the rear of the property is a low maintenance garden which is laid to paving, artificial lawn and wooden decking, whilst to the front of the property is an area laid to Tarmacadam which provides an off street parking space.

The garage has an electric operated door and has been professionally reduced in size to accommodate the dining area and cloakroom

Additional benefits include gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via a composite door, leading into an entrance hall.

ENTRANCE HALL

Door leading into lounge.

LOUNGE

18'6" x 11'8" (5.64m x 3.56m)

uPVC double glazed bay window to front, uPVC double glazed window to side, TV aerial point, radiator, stairs leading to first floor accommodation and door leading into kitchen.

KITCHEN

11'7" x 8'2" (3.53m x 2.49m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units with soft close doors and drawers incorporating an integral Bosch double electric oven with microwave, four ring induction hob with a cooker hood over, fridge freezer, dishwasher and washing machine, square edged worksurface, vertical radiator, access leading into dining area and conservatory.

DINING AREA

11'5" widest point x 8'4" (3.48m widest point x 2.54m)

Radiator, uPVC double glazed door leading into rear garden and doors leading into cloakroom and garage.

CLOAKROOM

White W.C. and wash hand basin with tiled splash backs.

CONSERVATORY

9'8" x 9'3" (2.95m x 2.82m)

Dual aspect uPVC double glazed windows, two Velux windows, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Cupboard with shelving housing a boiler supplying gas central heating and domestic hot water, doors leading into

BEDROOM ONE

13'2" x 11'8" (4.01m x 3.56m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

11'4" x 7'7" (3.45m x 2.31m)

uPVC double glazed window to front, loft access, radiator.

BEDROOM THREE

9'6" x 8'4" (2.90m x 2.54m)

uPVC double glazed window to rear, single fronted over stairs cupboard, radiator.

BATHROOM

7'7" x 5'6" (2.31m x 1.68m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and over bath shower with monsoon shower head, hand held attachment and side splash screen, tiled splash backs, chrome heated towel rail.

OUTSIDE

FRONT

Small area laid to loose shingle.

OFF STREET PARKING

An area laid to Tarmacadam providing one off street parking space.

GARAGE

8'3" x 6'3" (2.51m x 1.91m)

Electric operated door, power and light, door leading into dining area.

REAR GARDEN

Paved area leading to two areas laid to artificial lawn and wooden decking, paved path leading to a timber framed garden shed, water tap, garden surrounded by a boundary wall and wooden fencing, wooden gate to rear providing pedestrian access.



Road Map



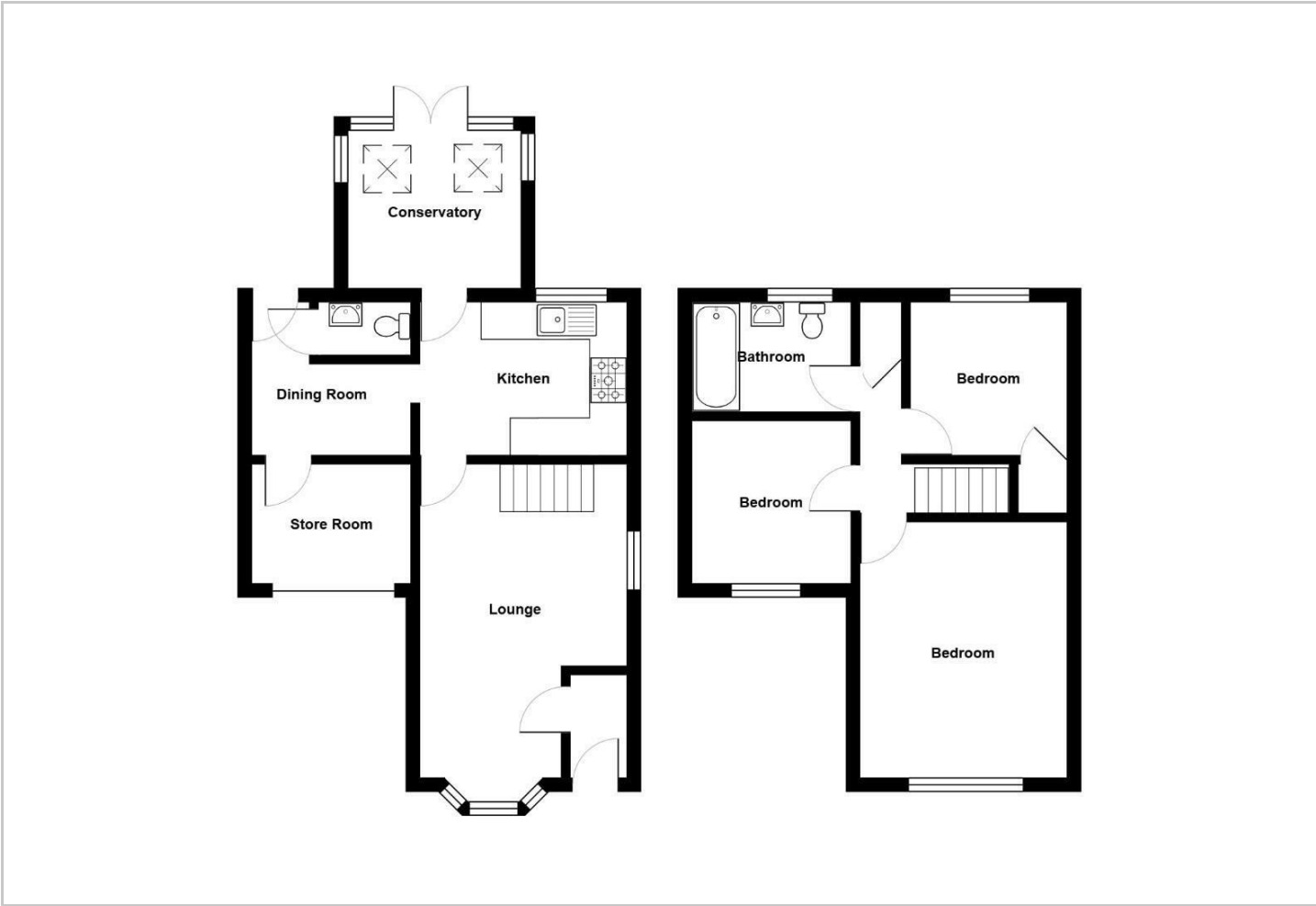
Hybrid Map



Terrain Map



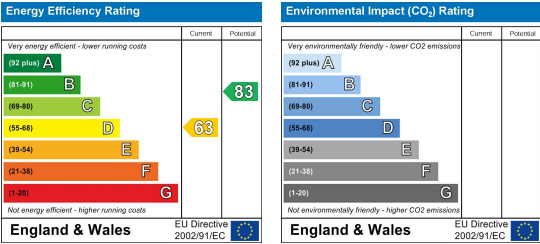
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.