HUNTERS®

HERE TO GET *you* THERE



Meadgate

Emersons Green, Bristol, BS16 7BB

£350,000

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Council Tax: D





67 Meadgate

Emersons Green, Bristol, BS16 7BB

£350,000





DESCRIPTION

Hunters Estate Agents, Downend are please to bring to the market with no chain, this semi-detached home with fantastic large garden, occupying a pleasant quiet position within the sought after Emersons Green development. The property is conveniently located being within easy each of the local retail centre and shops, local schools and offering excellent transport links onto the Ring Road and motorway networks.

The well presented semi-detached property comprises in brief: to he ground floor: entrance hallway, cloakroom, lounge, kitchen /diner with built in Neff oven and hob, breakfast bar and French doors leading out to rear garden.

To the first floor can be found two double bedrooms and a single size bedroom, master bedroom with en-suite and a family bathroom.

The property further benefits from having: double glazing and gas central heating, driveway providing off street parking for 2 cars, garage and a larger than average rear garden with well tended lawn and patio.

ENTRANCE HALLWAY

Composite opaque double glazed front door, radiator, alarm control panel, stairs rising to first floor, doors leading to cloakroom and lounge.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled WC, wash hand basin, radiator.

LOUNGE

14'1" x 12'0" (widest point) (4.29m x 3.66m (widest point))
UPVC double glazed window to front, coved ceiling, double radiator, TV point, door to kitchen/diner.

KITCHEN/DINER

15'7" x 9'10" (4.75m x 3.00m)
UPVC double glazed window to rear, range of fitted oak effect wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, built-in Neff electric oven and gas hob, extractor fan hood, tiled splash backs, wall mounted Vaillant boiler, space for washing machine and fridge freezer, large under-stairs storage cupboard, double radiator, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built-in Airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'2" x 12'0" (3.71m x 3.66m)
UPVC double glazed box window to front, radiator, built-in cupboard with hanging rail, door leading to en-suite.

BEDROOM TWO

9'3" x 9'0" (2.82m x 2.74m)
UPVC double glazed window to rear, radiator.

BEDROOM THREE

9'0" x 6'0" (2.74m x 1.83m)
UPVC double glazed window to rear, radiator.

BATHROOM
Opaque UPVC double glazed window to side, white suite comprising: pedestal wash hand basin, close coupled WC, twin gripped bath with tap/shower mixer attachment over, part tiled walls, extractor fan, shaver light, radiator.

OUTSIDE:

REAR GARDEN
Large than average garden, consisting of a good sized lawn with patio, well stocked shrub borders, area laid to stone chippings, side gated access, security light, enclosed by boundary wall and fence.

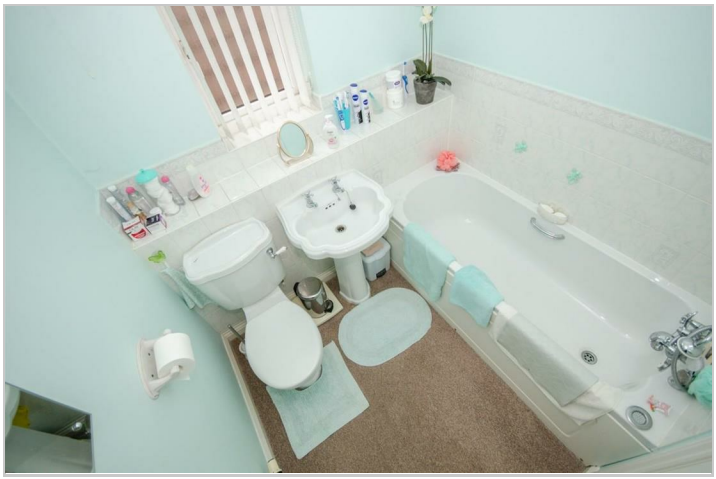
FRONT GARDEN
Laid to shingle, patio slabbed pathway to entrance.

DRIVEWAY
Laid to tarmac, providing off street parking for 2 cars.

GARAGE
Single garage to side of property within a rank of 2, up and over door access.









Road Map



Hybrid Map



Terrain Map



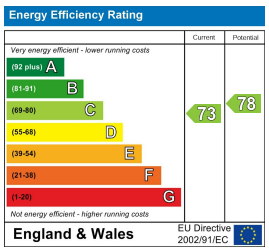
Floor Plan

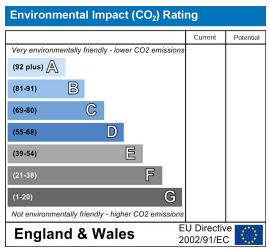


Viewing

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.

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