

HUNTERS®

HERE TO GET *you* THERE



Westons Brake

Emersons Green, Bristol, BS16 7BP

£300,000



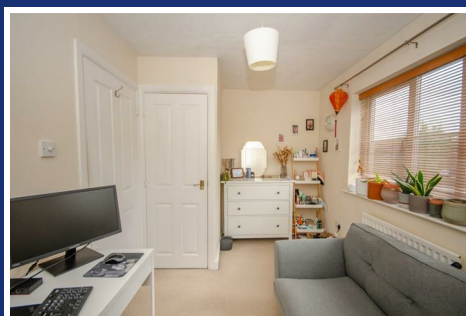
Council Tax: C



84 Westons Brake

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this semi-detached property positioned within a quiet cul-de-sac position on the popular Badminton Park development in Emersons Green.

This property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for the amenities for both Emersons Green and Downend.

These amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, doctors surgeries and dental practices.

In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.

This well presented property comprises to the ground floor; entrance hall, and open plan lounge with a dining area to the rear and a kitchen. The dining area has French doors leading into the rear garden, whilst the kitchen has oak effect units and an integral electric oven and four ring gas hob.

To the first floor there are two double bedrooms, master bedroom with fitted wardrobes and a bathroom with an over bath shower.

Externally there is a low maintenance rear garden, front garden and off street parking space to side for 2 cars.

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

An early internal viewing appointment is highly recommended.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, oak effect laminate flooring, radiator, door to lounge.

LOUNGE

15'2" x 11'9" (4.62m x 3.58m)

UPVC double glazed window to front, coved ceiling, 2 radiators, under stairs storage cupboard housing alarm panel, TV aerial point spindled staircase leading to first floor accommodation and an archway leading into a dining area.

DINING AREA

8'0" x 6'10" (2.44m x 2.08m)

Coved ceiling, radiator, laminate floor, UPVC double glazed French doors leading into rear garden and archway leading into kitchen.

KITCHEN

8'3" x 6'0" (2.51m x 1.83m)

UPVC double glazed window to rear, one and a half bowl sink drainer with mixer tap and tiled splash backs, range of fitted oak effect wall and base units incorporating an electric oven with four ring gas hob, extractor fan hood, space for a tall fridge freezer, plumbing for washing machine and dishwasher, laminate roll edged work surface, oak effect laminate flooring, cupboard housing Vaillant boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft access, spindled balustrade,, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'4" x 8'2" (3.76m x 2.49m)

UPVC double glazed window to rear, triple built in sliding fronted wardrobes with hanging rail and shelving, TV aerial point, telephone point, radiator.

Tel: 0117 956 1234

BEDROOM TWO

12'3" (max) x 7'11" (3.73m (max) x 2.41m)

UPVC double glazed window to front, built in airing cupboard housing hot water tank, radiator.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising; WC, pedestal wash hand basin and panelled twin gripped bath with mains controlled over bath shower system, part tiled walls, radiator, extractor fan, radiator wood effect laminate flooring.

OUTSIDE:

REAR GARDEN

A low maintenance garden laid mainly to slate chippings, seating area laid to patio slabs, plant/shrub borders, water tap, timber framed shed, security light, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to stone chippings, paved pathway to entrance, enclosed by boundary railings.

PARKING

Off street parking to side of property for 2 cars.



Road Map



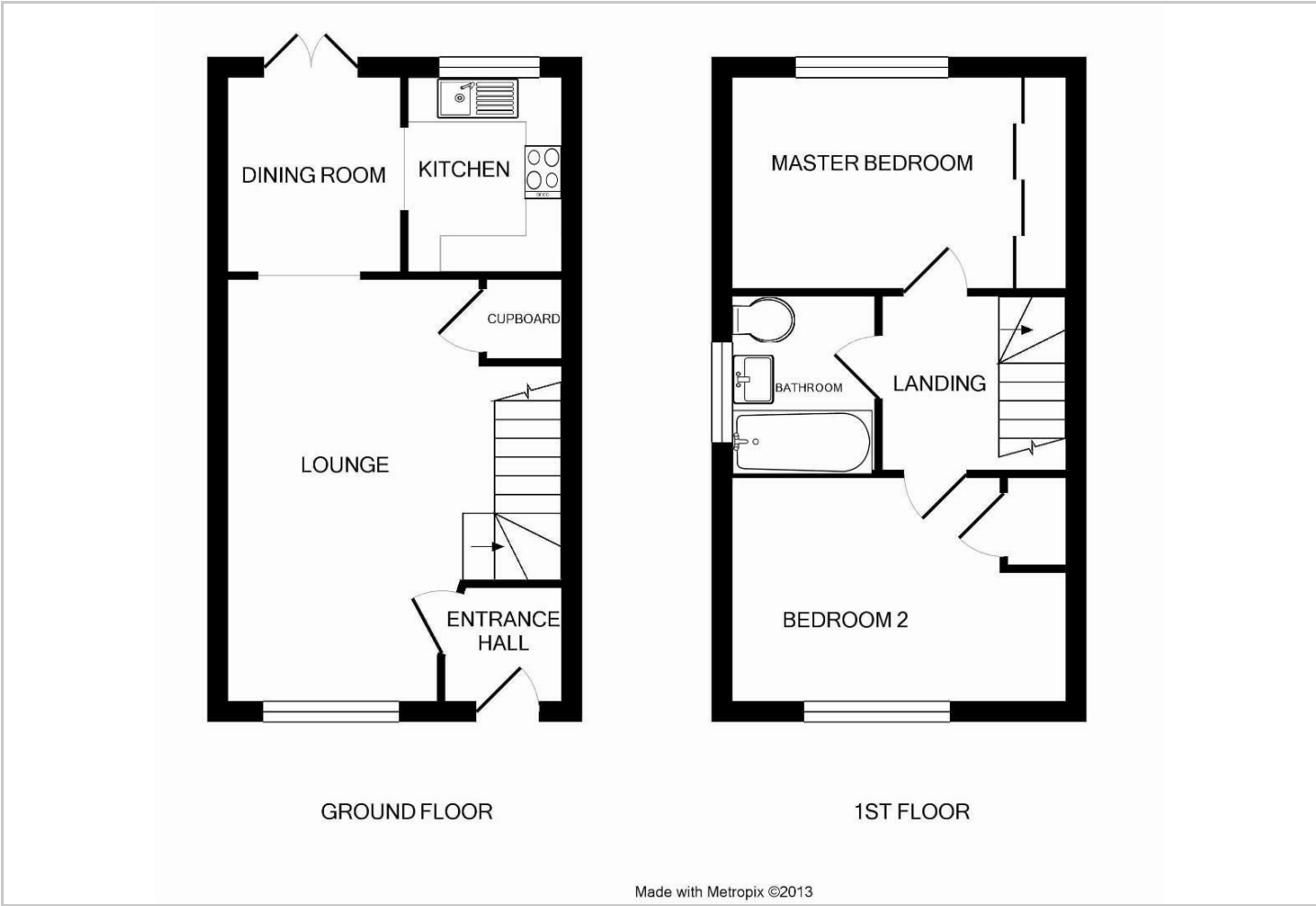
Hybrid Map



Terrain Map



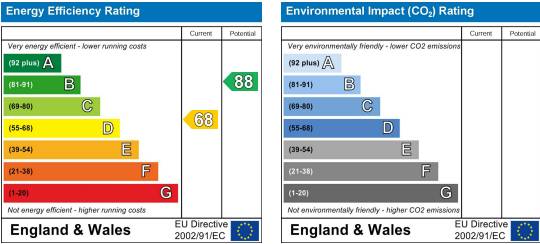
Floor Plan



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.