

# HUNTERS®

HERE TO GET *you* THERE



## Arthurs Close

Emersons Green, Bristol, BS16 7JB

£175,000



Council Tax: B



# 22 Arthurs Close

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## DESCRIPTION

A modern purpose built first floor flat located with the popular Arthurs Close on the Emersons Green development which is offered for sale with no onward chain.

Situated within easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station this property is an ideal purchase for first-time buyers and professionals alike. Also nearby you have Emersons Green retail centre and the ever-popular Bristol to Bath Cycle Path.

The well presented living accommodation comprises: entrance hallway, 18ft lounge/diner with bay window, fitted kitchen with built in oven and hob, two bedrooms and bathroom with over bath shower.

The property also benefits from having double glazing, electric heating and communal off street parking available for residents, .

## COMMUNAL ENTRANCE

Via intercom security entry system leading through to communal hall, stairs rising to all floors.

## ENTRANCE HALLWAY

Coved ceiling intercom phone entry, built in storage cupboard, additional built in cupboard housing hot water tank, electric night storage heater, doors leading to: lounge/diner, bedrooms and bathroom.

## LOUNGE/DINER

18'0" (into bay) x 11'5" (5.49m (into bay) x 3.48m)  
UPVC double glazed bay window to front, TV point, electric night storage heater, door to kitchen.

## KITCHEN

11'4" x 6'1" (3.45m x 1.85m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top, single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and ceramic hob, stainless steel extractor fan hood, space for washing machine and dishwasher space for fridge-freezer, tiled floor, coved ceiling, extractor fan, warm air convactor heater.

## BEDROOM ONE

11'6" x 8'5" (3.51m x 2.57m)

UPVC double glazed window to front, coved ceiling, electric radiator, built in double wardrobe.

## BEDROOM TWO

11'0" x 6'10" (3.35m x 2.08m)

UPVC double glazed window to front, coved ceiling, electric radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with Triton electric shower over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, coved ceiling, extractor fan, shaver point.

## PARKING

Communal parking to rear of development.



## Road Map



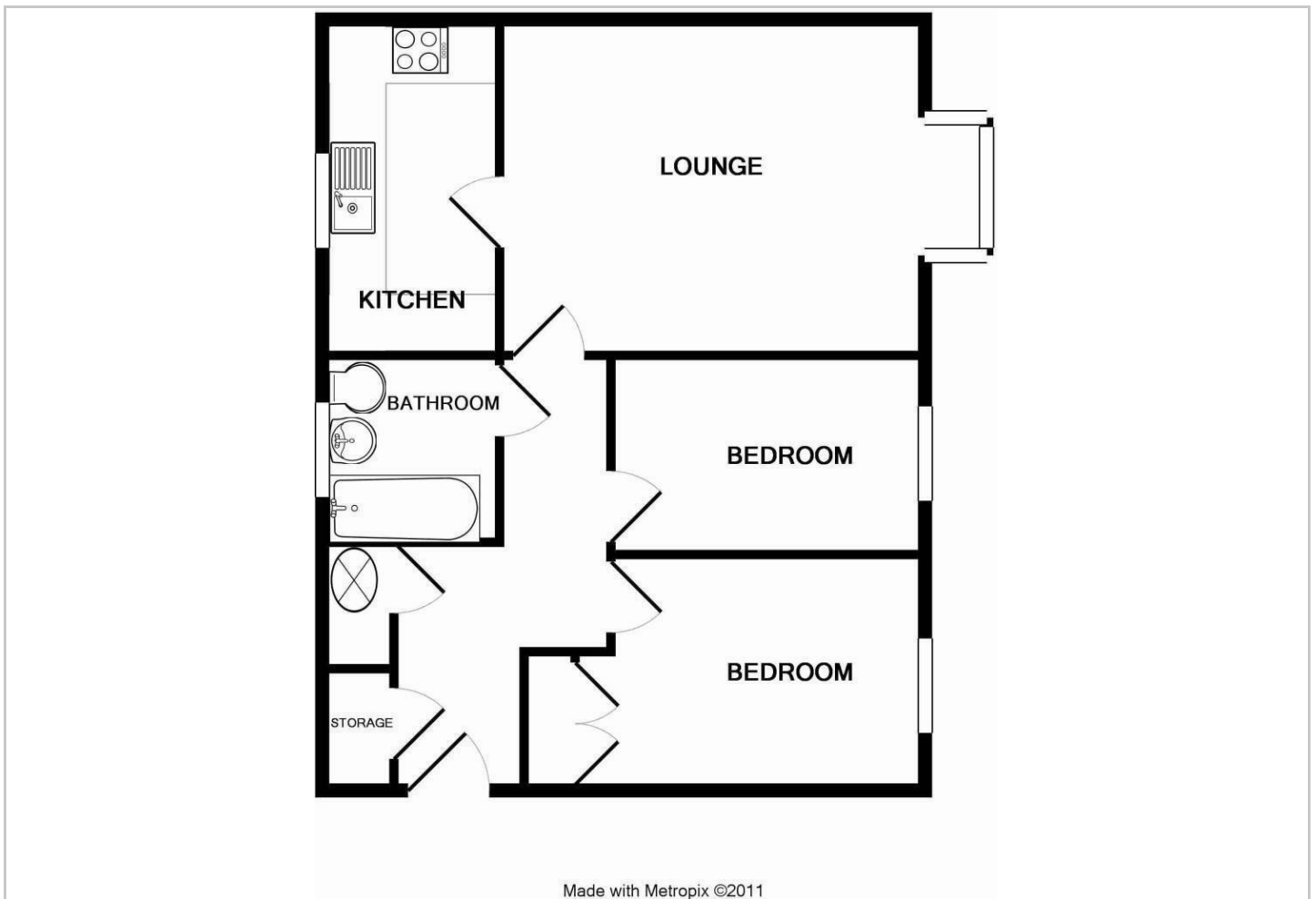
## Hybrid Map



## Terrain Map



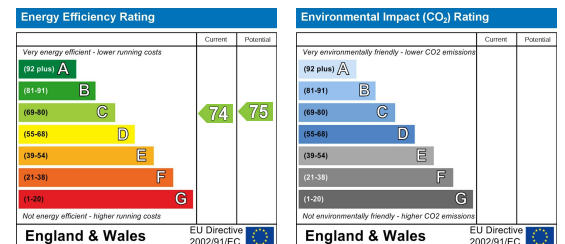
## Floor Plan



## 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.