

HUNTERS[®]

HERE TO GET *you* THERE



Thomas Avenue

Emersons Green, Bristol, BS16 7TA

£325,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this semi-detached house which occupies a quiet position within this extremely popular road on the Emersons Green development. This property is ideally situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is also conveniently positioned within easy reach of amenities which include a variety of independent shops and supermarkets, restaurants, coffee shops and doctors.

The property is displayed throughout in excellent condition and comprises to the ground floor comprises: entrance porch, hallway, modern fitted kitchen with built in oven and hob and lounge with patio door leading out to rear garden. To the first floor can be found 2 bedrooms and a Bathroom with over bath shower system. Further benefits include a pull down loft ladder with access to a boarded loft room with Velux window and gas central heating.

Externally there is a fantastic landscaped rear garden which is laid to artificial lawn, decking and a porcelain patio, garage/gym and driveway for 1/2 cars.

ENTRANCE PORCH

Via an opaque UPVC double glazed door, radiator, electric meter, hardwood glazed door to hallway.

HALLWAY

Coved ceiling, radiator, wood effect laminate floor, under stair recess, stairs rising to first floor, sliding door to kitchen, door to lounge.

KITCHEN

11'5" x 7'0" (3.48m x 2.13m)

UPVC double glazed window to front, coved ceiling, range of cream high gloss wall and base units with laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and ceramic hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, tiled floor, wall mounted Worcester combination boiler.

LOUNGE

13'7" x 12'1" (4.14m x 3.68m)

Coved ceiling, double radiator, TV point, wood effect laminate floor, double glazed patio doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder, doors to bedrooms and bathroom.

BEDROOM ONE

11'0" x 10'3" (3.35m x 3.12m)

UPVC double glazed window to front, radiator, fitted wardrobes with sliding door fronts, built in cupboard with shelving.

BEDROOM TWO

8'5" x 8'1" (2.57m x 2.46m)

UPVC double glazed window to rear, radiator, fitted wardrobe.

BATHROOM

Opaque UPVC double glazed window to rear, white

suite comprising: panelled bath with mains controlled shower over, close coupled WC, vanity, wash hand basin inset and drawers, mainly tiled walls, plank tiled floor, chrome heated towel rail, extractor fan.

OUTSIDE:

REAR GARDEN

Landscaped garden providing low maintenance, Porcelain patio with matching patio leading to an artificial lawn, additional patio to back of garden, area to decking with pergola (currently providing space for hot tub), various outside lighting, raised tiled fronted borders laid to pebbles, door to garage, enclosed by boundary fencing.

GARAGE/GYM/OFFICE

17'9" x 8'4" (5.41m x 2.54m)

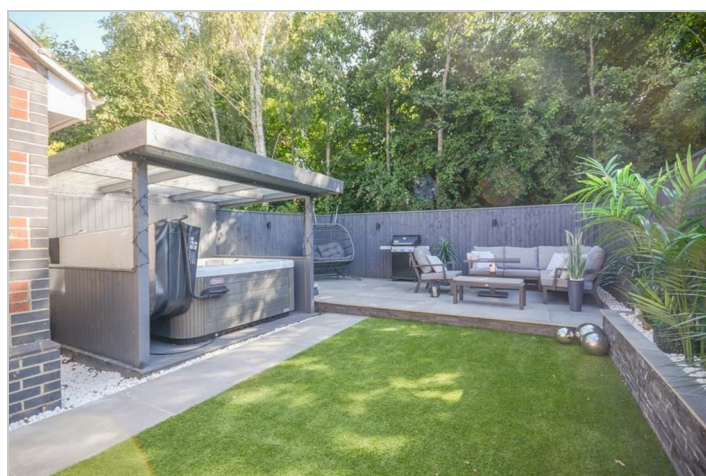
UPVC double glazed double doors to front, UPVC double glazed window to rear, courtesy door to garage, work bench to back of garden, power and light, plastered and insulated walls, loft access with pull down ladder to a fully boarded loft storage.

FRONT GARDEN

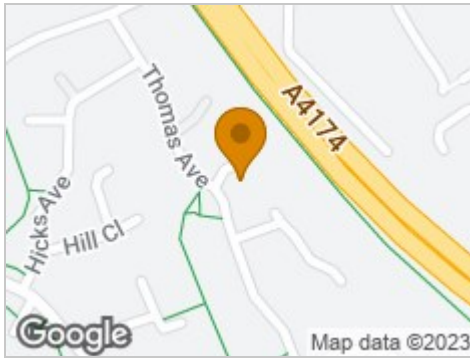
Laid to slate chippings, pathway to entrance.

DRIVEWAY

Laid to tarmac and providing off street parking for 1/2 cars.



Road Map



Hybrid Map



Terrain Map



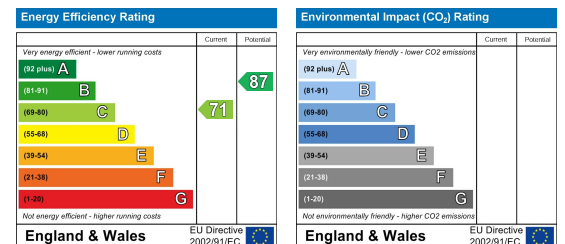
Floor Plan



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.