HUNTERS®

HERE TO GET *you* THERE



Hill Close

Emersons Green, BS16 7HH

£270,000

2 1 1 C

Council Tax: C





20 Hill Close

Emersons Green, BS16 7HH

£270,000





DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no onward chain this 2 bedroom terrace property located within a popular quiet cul-de-sac within Emersons Green this modern built terrace home ideal for a first time buy or someone looking to downsize.

Entering the property via a hallway, leading to a fitted kitchen with built in oven & hob,, cloakroom and an open plan lounge/diner with patio doors leading to the rear garden. The first floor has two double bedrooms and a wet room. Externally the property benefits from having a private fully enclosed rear garden., front garden and an allocated parking space located adjacent to the property. Further benefiting from having both double glazing and gas central heating.

This property sits in the heart of Emerson's Green and is a short walk away to the local Retail Centre, this home is also within reach of local schools and major transport links such as the A1471 Ring Road, M4/M5 corridor and the Bristol to Bath cycle path.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, radiator, stairs rising to first floor, doors leading to: cloakroom, lounge/dining room, and cloakroom.

CLOAKROOM

opaque UPVC double window to front, pedestal wash hand basin, radiator.

KITCHEN

9'9" x 5'9" (2.97m x 1.75m)
UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit mixer tap, built-in electric oven and hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine, wall cupboard housing combination boiler.

LOUNGE/DINER

15'9" x 12'9" (4.80m x 3.89m)
UPVC double glazed patio door leading out to rear garden, 2 radiators, feature marble effect fireplace, TV point.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'9" x 9'9" (3.89m x 2.97m)
UPVC double glazed window to rear, radiator.

BEDROOM TWO

12'9" x 9'9" (3.89m x 2.97m)
UPVC double glazed window to front, radiator, built in airing cupboard housing hot water tank.

WET ROOM

Walk in shower area with electric shower system, pedestal wash hand basin, close coupled WC, water proof flooring, part tiled walls, radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Patio providing seating area, rockery with variety of

plant and shrub borders, enclosed by boundary fencing.

FRONT GARDEN

Area laid to stone chippings, paved pathway to entrance, grass verge, gas and electric meter cupboards, boundary fence to side.

PARKING

Allocated parking space adjacent/opposite property.

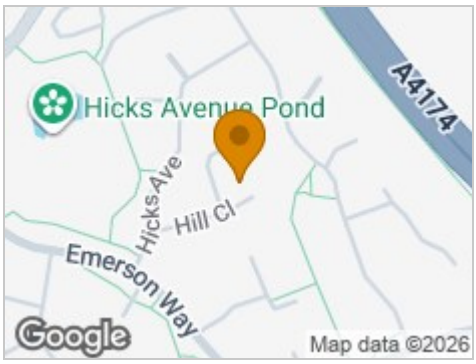








Road Map



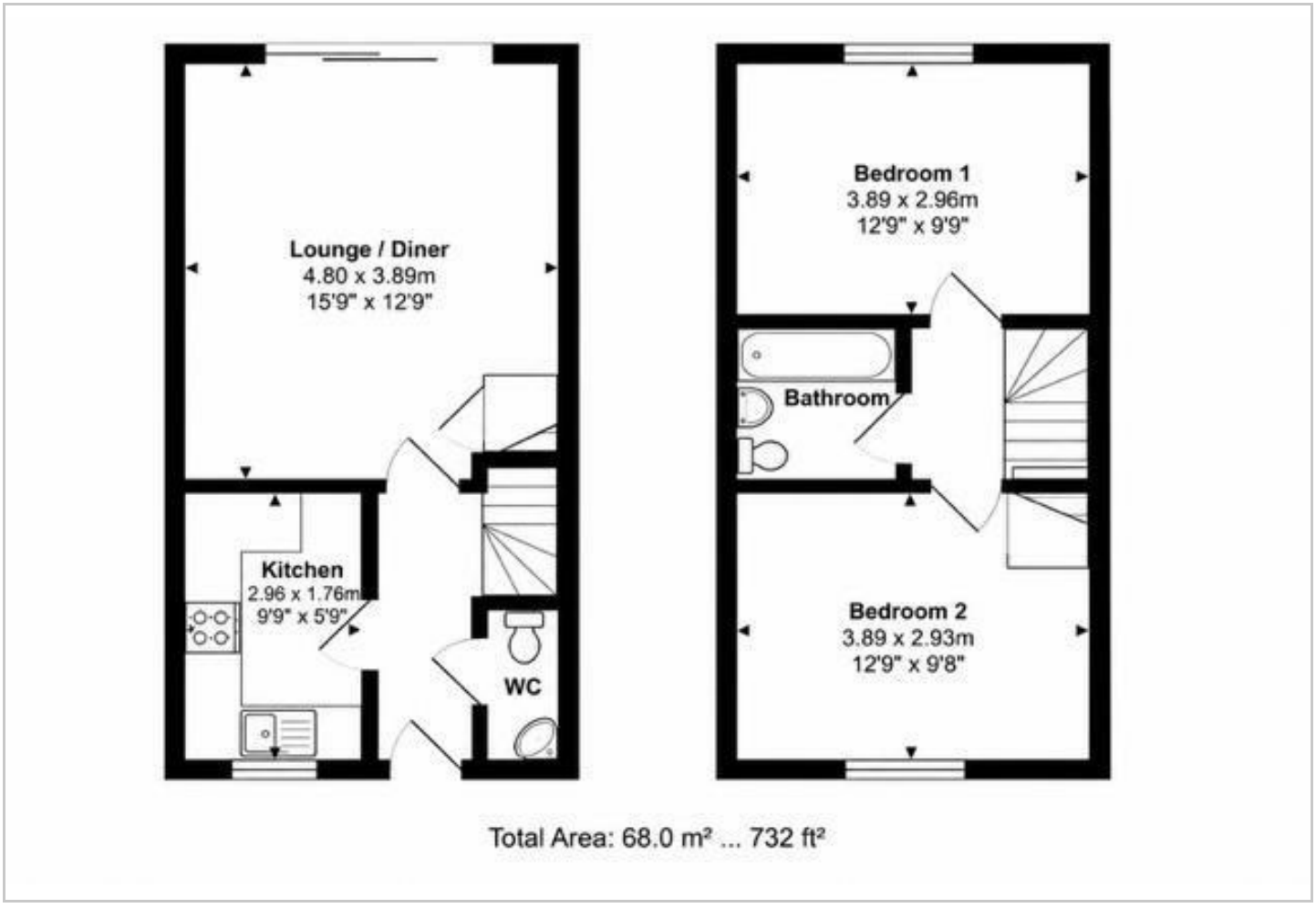
Hybrid Map



Terrain Map



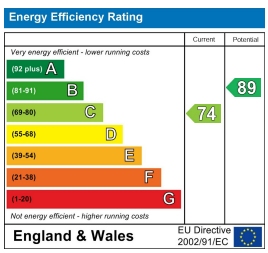
Floor Plan

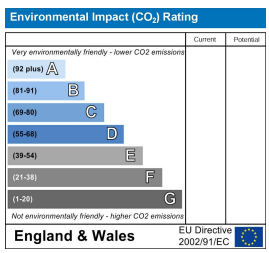


Viewing

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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