

HUNTERS[®]

HERE TO GET *you* THERE



Westons Brake

Emersons Green, Bristol, BS16 7BP

£285,000



Council Tax:



114 Westons Brake

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£285,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this semi-detached property which occupies a secluded cul-de-sac position on this popular development. In our opinion this property would ideally suit a first time purchase or those seeking an easier to manage environment.

The property is conveniently located for access onto the Avon ring road, for excellent transport links into the city centre and for the amenities of Emersons Green.

The amenities include a variety of independent shops and supermarkets, coffee shops, restaurants, library, doctors surgery and dental practice.

The accommodation comprises to the ground floor; entrance hall, lounge, a kitchen/breakfast room which incorporates an integral oven & hob and a uPVC double glazed conservatory. To the first floor there are two double bedrooms and a bathroom with an over bath shower.

Externally to the front of the property are two off street parking spaces. To the rear is an established garden which is mainly laid to lawn and wooden decking.

Additional benefits include a Worcester boiler supplying gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via a half opaque and leaded door leading into an entrance hall.

ENTRANCE HALL

Radiator, tiled floor, door leading into lounge.

LOUNGE

15'3" x 9'5" (4.65m x 2.87m)

uPVC double glazed window to front, under stairs storage cupboard, two radiators, spindled staircase leading to first floor accommodation and archway leading into kitchen.

KITCHEN/BREAKFAST ROOM

12'2" x 8'0" (3.71m x 2.44m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap with professional hose and tiled splash backs, range of fitted white high gloss wall and base units incorporating an integral Bosch electric oven with four ring gas hob and extractor fan over, plumbing for washing machine, space for a tall fridge freezer, roll edged worksurface and breakfast bar, TV aerial point, vertical radiator, uPVC double glazed French doors leading into conservatory.

CONSERVATORY

8'9" x 7'7" (2.67m x 2.31m)

uPVC double glazed dual aspect windows, polycarbonate roof, tiled floor, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

10'4" x 8'1" (3.15m x 2.46m)

uPVC double glazed window to front, built in sliding fronted wardrobes, radiator.

BEDROOM TWO

10'6" x 8'2" (3.20m x 2.49m)

uPVC double glazed window to front, range of fitted wardrobes, storage cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and double fronted cupboard below, bath with chrome over bath shower system and side splash screen, mostly tiled walls, chrome heated towel rail, tiled floor.

OUTSIDE

FRONT

Paved path leading to main entrance and small area laid to loose chippings, outside lighting.

OFF STREET PARK

An area laid to Tarmacadam providing two back to back parking spaces.

REAR GARDEN

Paved patio leading to area which is mainly laid to lawn and loose shingle displaying established trees and shrubs, wooden decking with pergola, water tap, timber framed garden shed, garden surrounded by a boundary wall and wooden fencing, wooden gate providing side pedestrian access.



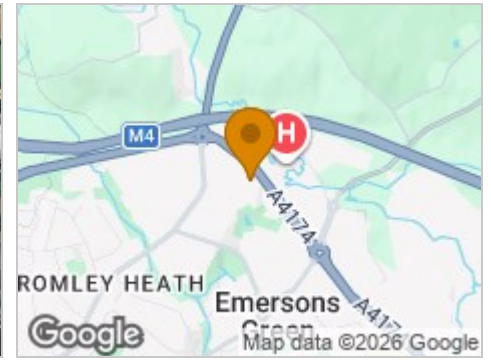
Road Map



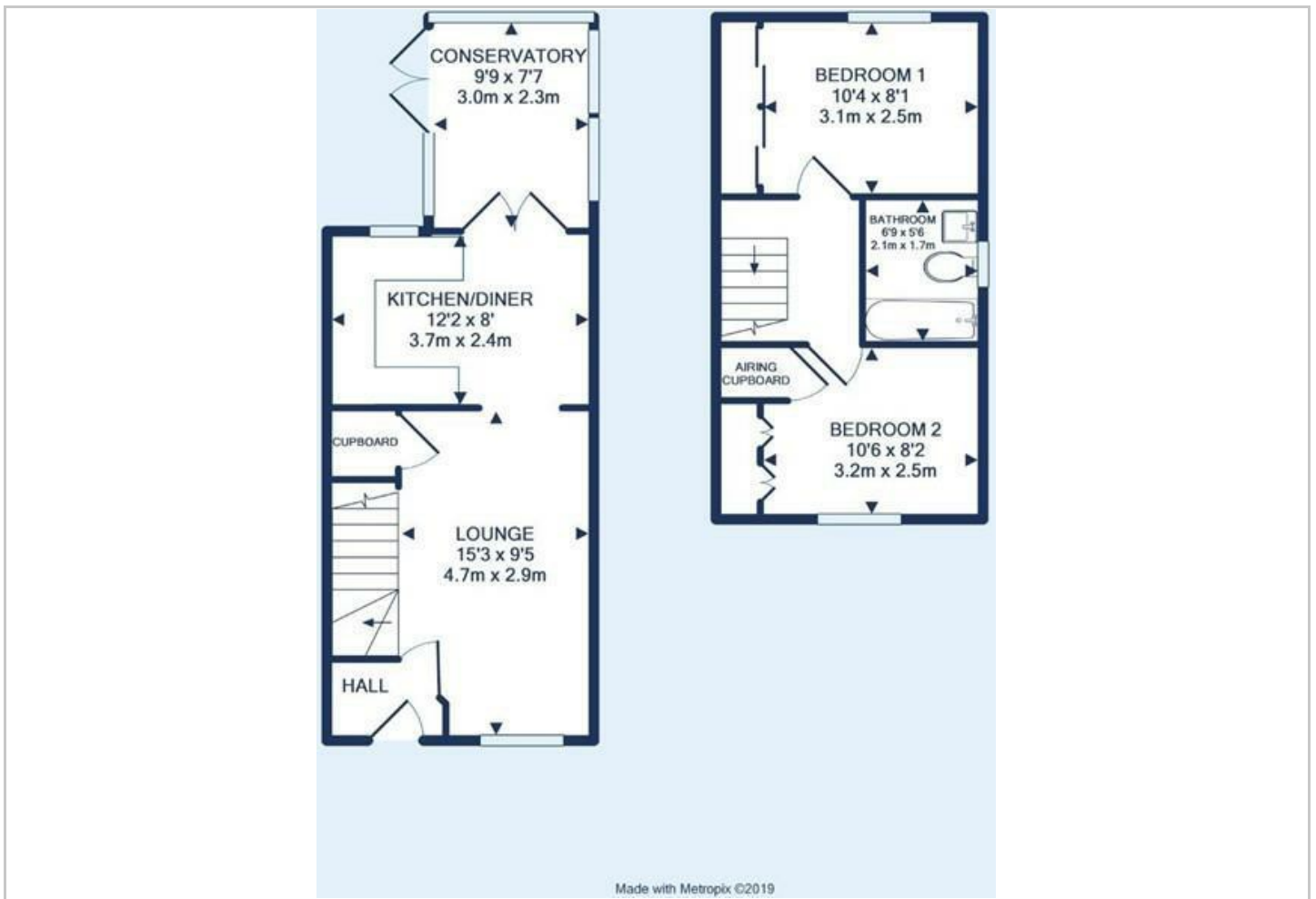
Hybrid Map



Terrain Map



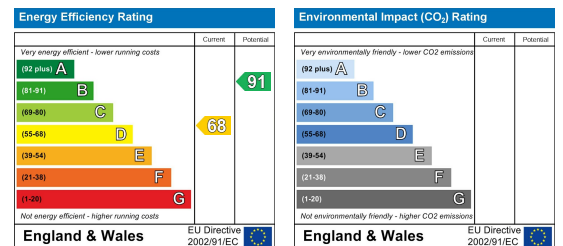
Floor Plan



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.