

HUNTERS®

HERE TO GET *you* THERE



Youngs Court

Emersons Green, Bristol, BS16 7AU

Offers In Excess Of £300,000



Council Tax:



14 Youngs Court

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached property which occupies a secluded cul-de-sac position 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 wide variety of independent shops and supermarkets, coffee shops, restaurants, library, doctors surgery and dental practice.

In our opinion this property would ideally suit a first time purchaser and an early internal viewing appointment is encouraged.

The accommodation comprises to the ground floor; entrance hall, lounge and a kitchen/diner with an integral oven & hob and with uPVC double glazed French doors leading into the rear garden.

To the first floor there are two bedrooms and a bathroom. The principle bedroom has the benefit of fitted bedroom furniture.

Externally to the rear of the property is a generous sized level garden, whilst to the side of the property there is an area laid to Tarmac providing off street parking spaces.

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

ENTRANCE

Via a wooden door with an opaque glazed centre window, leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to front, security alarm control panel, door leading into lounge.

LOUNGE

15'5" x 11'8" (4.70m x 3.56m)

uPVC double glazed window to front, TV aerial point, radiator, stairs leading to first floor accommodation and door leading into kitchen/diner.

KITCHEN/DINER

11'7" x 9'1" (3.53m x 2.77m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral electric oven and four ring gas hob with extractor fan over, plumbing for washing machine, space for an under the counter fridge and freezer, roll edged worksurface, boiler providing gas central heating, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

11'8" x 9'1" (3.56m x 2.77m)

uPVC double glazed window to rear, range of fitted bedroom furniture to include wardrobes, drawer units, over head storage cupboards and display shelving, radiator.

BEDROOM TWO

11'8" x 7'1" (3.56m x 2.16m)

uPVC double glazed window to front, radiator, laminate floor.

BATHROOM

8'1" x 4'5" (2.46m x 1.35m)

Opaque uPVC double glazed window to side, white suite comprising W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and over bath shower, tiled splash backs, airing cupboard, radiator.

OUTSIDE

FRONT

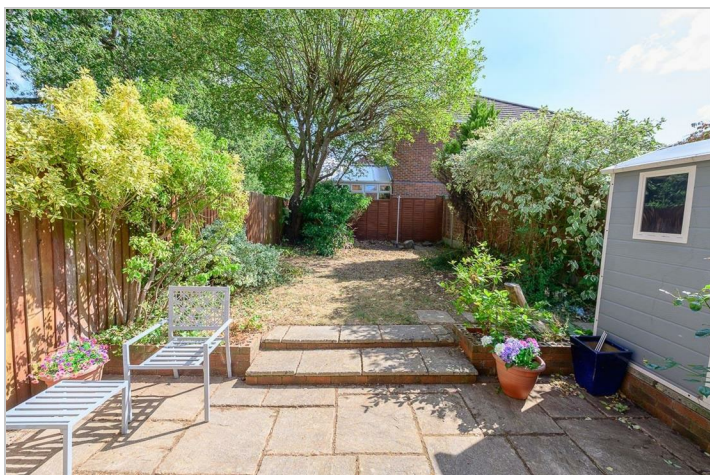
Small area laid to lawn, paved path leading to entrance with outside lighting

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders displaying mature trees and shrubs, plastic (resin) garden shed, water tap, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.

OFF STREET PARKING

An area laid to Tarmacadam to the side of the property providing off street parking spaces.



Road Map



Hybrid Map



Terrain Map



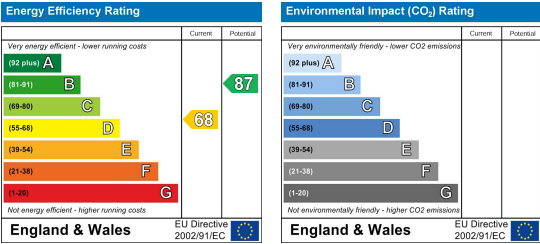
Floor Plan



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.