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# Tunbridge Way

Emersons Green, Bristol, BS16 7EW

£310,000

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Council Tax: C

# 25 Tunbridge Way

Emersons Green, Bristol, BS16 7EW

## £310,000

## DESCRIPTION

Occupying a quiet cul-de-sac position within Emersons Green this modern built 2 bed starter home displayed throughout in excellent order with accommodation comprising: entrance hall, cloakroom, lounge and a stunning kitchen/diner with contemporary high end hand painted units, solid stone work and integrated appliances with French doors leading out to rear garden. To the first floor can be found 2 good size bedrooms and a recently installed shower room. Further benefiting from having: double glazing and gas central heating, a well tended lawn rear garden with raised decking and 2 off street parking spaces to front of property.
The property is handily placed for the local amenities of both Emersons Green and Downend whilst being in close proximity to several popular primary and secondary schools. There are excellent transport links onto The Avon ring Road, motorway networks and Cycle path.

## ENTRANCE HALLWAY

Access via a UPVC opaque double glazed door, Alarm control panel, LVT oak effect floor, stairs rising to first floor, doors to lounge and cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, tiled splash backs, chrome heated towel rail, wood floor.

## LOUNGE

13'7" x 11'2" (4.14m x 3.40m)
UPVC double glazed window to front, under stair cupboard, TV point, hardwood glazed bi-folding doors leading through to kitchen/diner.

## KITCHEN/DINER

14'2" x 8'8" (4.32m x 2.64m)
UPVC double glazed window to rear, high spec contemporary fitted kitchen with stylish hand painted high gloss Grey wall and base units, solid stone work top with matching splash backs and window seal, Ceramic under mount sink with Insinkerator (waste disposal system), feature LED spotlights to plinths, Built in stainless steel electric double oven and induction hob, stainless steel extractor fan hood, integrated fridge freezer, dishwasher, washing machine and tumble dryer, LVT oak effect floor, radiator, wall cupboard housing a Worcester combination boiler, UPVC double glazed French doors leading out to decking/rear garden.

## FISRT FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (loft mainly boarded with light), doors leading to bedrooms and bathroom.

## BEDROOM ONE

13'9" x 9'10" (4.19m x 3.00m)
Two UPVC double glazed windows to front, TV point, radiator, fitted double wardrobe.

## BEDROOM TWO

10'6" x 7'7" (3.20m x 2.31m)
UPVC double glazed window to rear, radiator, built in single wardrobe.

## SHOWER ROOM

Opaque UOPVC double glazed window to rear, recently fitted modern suite comprising: shower enclosure with sliding glass door, mains controlled shower system, wall hung 2 drawer vanity unit with

wash hand basin inset, wash hand basin inset, close coupled W.C, tiled walls, heated towel rail, extractor fan, LED downlighters, LVT wood effect floor.

## OUTSIDE:

### REAR GARDEN
Raised decking with steps leading down to a stone patio which leads to a well tended lawn with seating area to composite decking, water tap, external power socket, rear gated access, enclosed by boundary fencing.

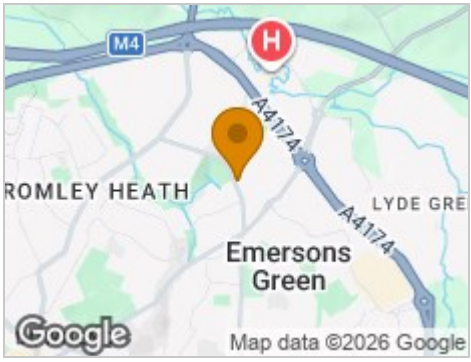
### FRONT GARDEN
Laid to paving, water tap.

### PARKING
Allocated parking spaces to front of property for 2 vehicles.

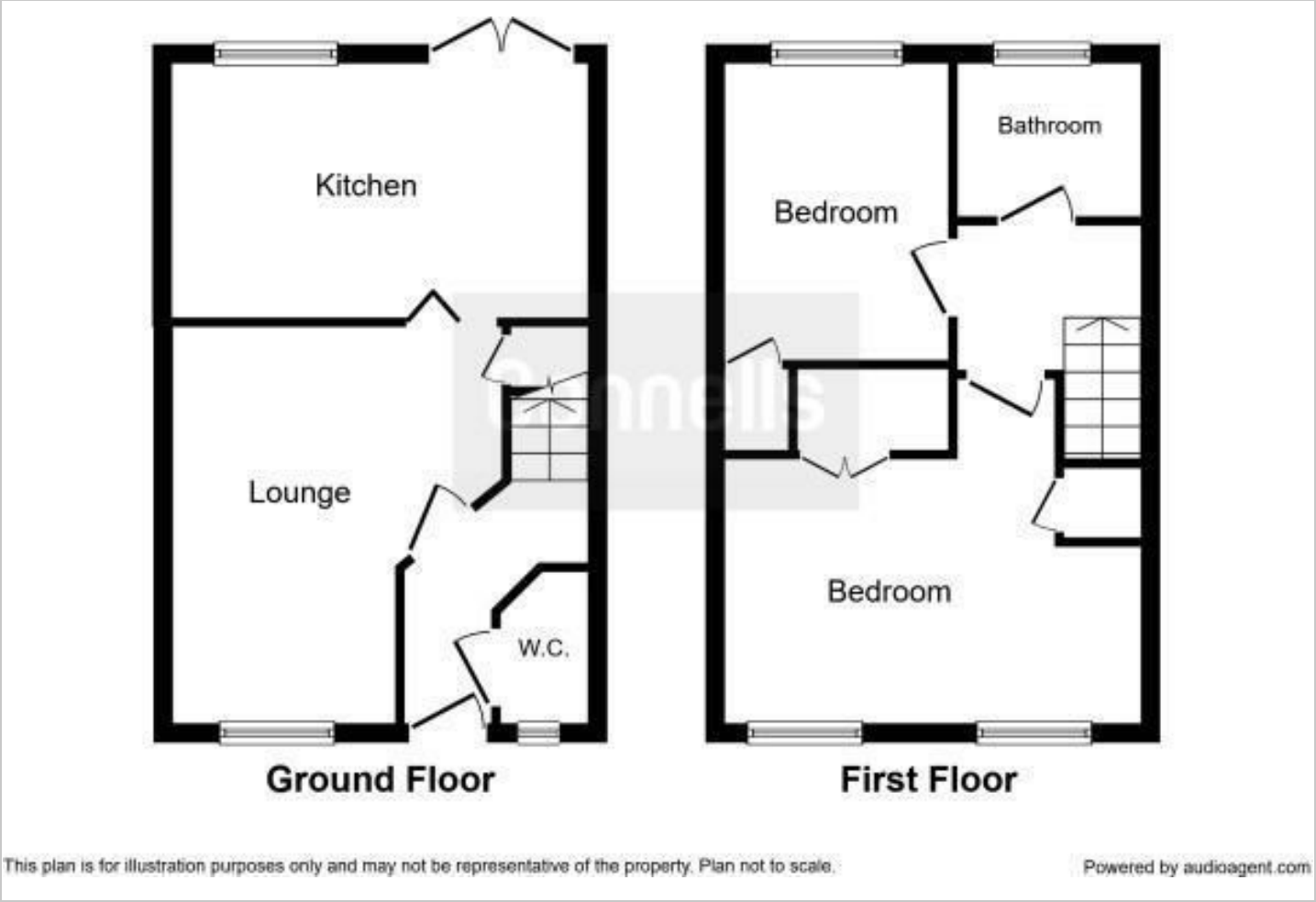
## Road Map

## Hybrid Map

## Terrain Map



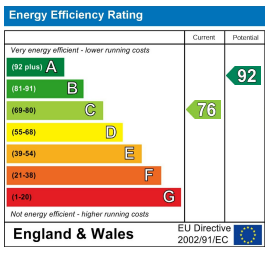

## Floor Plan

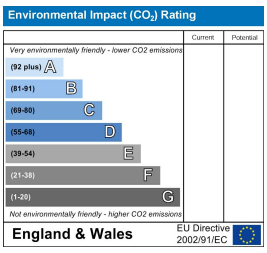



## Viewing

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.
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