

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Patch Court

Emersons Green, Bristol, BS16 7DH

£340,000



Council Tax:





# 18 Patch Court

Emersons Green, Bristol, BS16 7DH

£340,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this end of terrace property which occupies a secluded cul-de-sac position and is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is also situated within easy walking distance of the popular Blackhorse Primary School and for the amenities of Emersons Green and Downend.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, library and dental practices.

In our opinion this well presented property would ideally suit a first time or second time purchasers and an internal viewing appointment is highly recommended.

The accommodation to the ground floor comprises; entrance hall, cloakroom, a kitchen with an integral oven & hob and a lounge/diner with patio doors leading into the rear garden. To the first floor there is a bathroom with an over bath shower and three bedrooms.

Externally to the rear of the property is an enclosed, attractive and well maintained south west facing garden which is mainly laid to paved patio and lawn. There are also two allocated off street parking spaces.

Additional benefits include double glazed windows and gas central heating.

## ENTRANCE

Via a half opaque cross leaded double glazed door, leading into an entrance hall.

## ENTRANCE HALL

Double radiator, stairs leading to first floor accommodation and doors leading into cloakroom, kitchen and lounge/diner.

## CLOAKROOM

Opaque double glazed cross leaded window to front, white suite comprising; W.C. and wash hand basin with tiled splash backs, single radiator.

## LOUNGE/DINER

14'9" x 14'0" (4.50m x 4.27m)

uPVC double glazed window to rear, under stairs storage cupboard, feature fireplace housing a gas coal and flame effect fire, TV aerial point, telephone point, single radiator, double radiator, uPVC double glazed sliding patio doors leading into rear garden.

## KITCHEN

9'5" x 7'7" (2.87m x 2.31m)

Double glazed cross leaded window to front, stainless steel single drainer sink unit with chrome mixer tap with professional hose 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, space for a tall fridge freezer, plumbing for washing machine, cupboard housing a boiler supplying gas central heating,

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft access, airing cupboard, doors leading into all first floor rooms,

### BEDROOM ONE

10'10" x 8'3" (3.30m x 2.51m)

uPVC double glazed window to rear, built in triple fronted wardrobe with hanging rails and shelving, single radiator.

### BEDROOM TWO

10'7" x 8'2" (3.23m x 2.49m)

Double glazed cross leaded window to front, single radiator.

### BEDROOM THREE

8'0" x 6'3" (2.44m x 1.91m)

uPVC double glazed window to rear, single radiator.

### BATHROOM

6'3" x 6'2" (1.91m x 1.88m)

Opaque double glazed cross leaded window to front, white suite comprising; W.C> wash hand basin and panelled bath with a Triton shower system and side splash screen. tiled splash backs, single radiator.

### OUTSIDE

#### FRONT

Paved path leading to main entrance.

### REAR GARDEN

Stone paved patio leading to an area which is mainly laid to lawn with pebble and herbaceous borders stocked with a variety of well maintained flowers and small shrubs, outside lighting, timber framed garden shed, garden surrounded by wooden fencing and a boundary wall, wooden gate providing side pedestrian access.

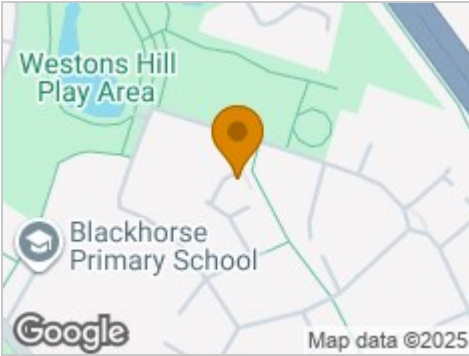
### OFF STREET PARKING

Two allocated off street parking spaces.





Road Map



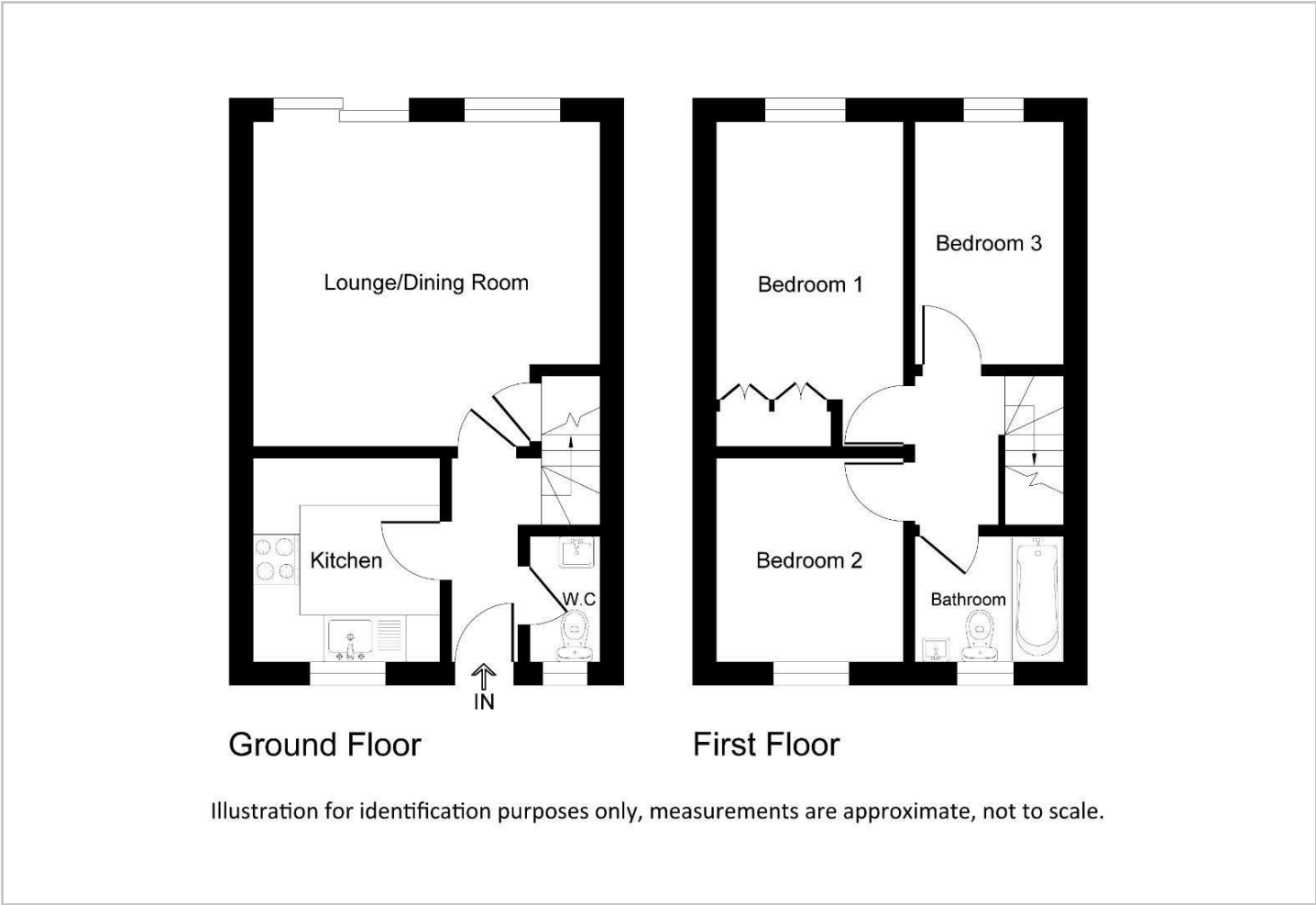
Hybrid Map



Terrain Map



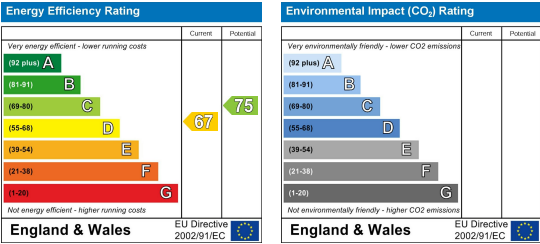
Floor Plan



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.