

HUNTERS[®]

HERE TO GET *you* THERE



Bromfield Walk

Emersons Green, Bristol, BS16 7AW

£390,000



Council Tax:



8 Bromfield Walk

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this much loved semi-detached house which is located conveniently for access onto the Avon ring road, for major commuting routes and for excellent transport links into the city centre. The property is also positioned within walking distance for the amenities of Emersons Green and local schools. The amenities include a wide variety of independent shops and supermarkets, library, restaurants, coffee shops, doctors surgery and dental practice.

The accommodation comprises to the ground floor; an entrance hall, cloakroom, a lounge with an archway leading into a dining area which has sliding patio doors into the rear garden and a kitchen. The kitchen is fitted with a good range of wall and base units and includes a freestanding electric cooker, fridge, freezer and washing machine.

To the first floor there is a shower room and three bedrooms.

Externally to the rear of the property there is a low maintenance level garden which is mainly laid to paved patio, loose chippings and lawn, whilst to the front of the property there is off street parking for two cars and a single sized garage.

Additional benefits include; uPVC double glazed windows and gas central heating which is supplied by a Worcester boiler.

An internal viewing appointment is encouraged to fully appreciate what this super house has to offer.

ENTRANCE

Via a half opaque, leaded and stained double glazed uPVC door leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to side, radiator, stairs leading to first floor accommodation and doors leading into cloakroom and lounge.

CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator, tiled floor.

LOUNGE

13'3" x 12'2" (4.04m x 3.71m)

uPVC double glazed window to front, coved ceiling, TV aerial point, radiator, archway leading into dining area.

DINING AREA

10'8" x 7'7" (3.25m x 2.31m)

Double glazed sliding patio doors leading into rear garden, coved ceiling, radiator, door leading into kitchen.

KITCHEN

10'8" x 7'5" (3.25m x 2.26m)

Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating a freestanding electric cooker, dishwasher, washing machine and under the counter fridge and freezer, roll edged worksurface, Worcester boiler supplying gas central heating, half uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, airing cupboard, doors leading into all first floor rooms.

BEDROOM ONE

11'4" measured to wardrobes x 8'8" (3.45m measured to wardrobes x 2.64m)

uPVC double glazed window to front, fitted mirror fronted sliding wardrobes with hanging rail and shelving, radiator.

BEDROOM TWO

11'0" x 8'8" (3.35m x 2.64m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

9'7" x 6'4" (2.92m x 1.93m)

uPVC double glazed window to front, over stairs storage cupboard, radiator.

SHOWER ROOM

6'4" x 6'0" (1.93m x 1.83m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and double

fronted cupboard below and large shower cubicle with a chrome shower system, mostly tiled walls, radiator, tiled floor.

OUTSIDE

FRONT

Small herbaceous area laid to loose chippings, paved path leading to main entrance.

GARAGE

18'0" x 11'2" (5.49m x 3.40m)

Metal up and over door.

OFF STREET PARKING

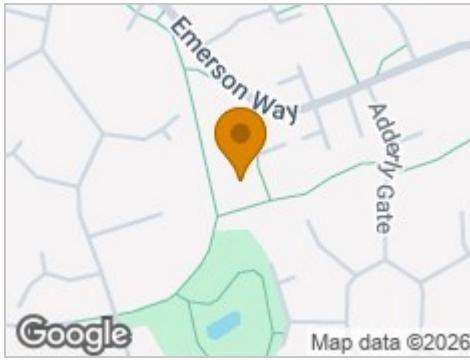
Areas laid to Tarmacadam providing off street parking spaces to the side of the property and in front of the garage.

REAR GARDEN

Low maintenance garden which is laid mainly to paved patio, loose chippings and lawn, raised sleeper boarders, outside lighting, water tap, timber framed garden shed, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.



Road Map



Hybrid Map



Terrain Map



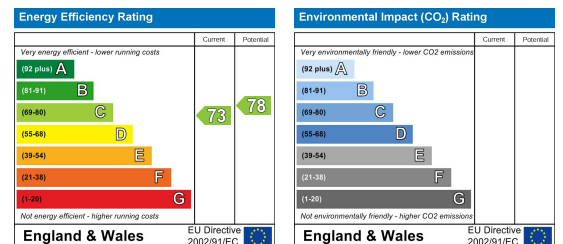
Floor Plan



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.