

# HUNTERS®

HERE TO GET *you* THERE



## Pinkers Mead

Emersons Green, Bristol, BS16 7JA

£190,000



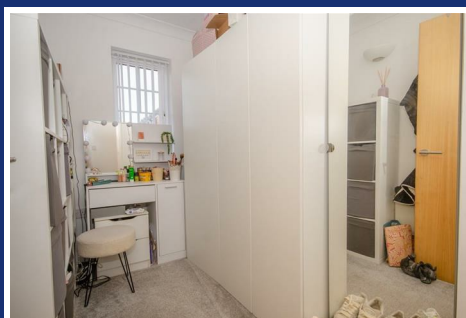
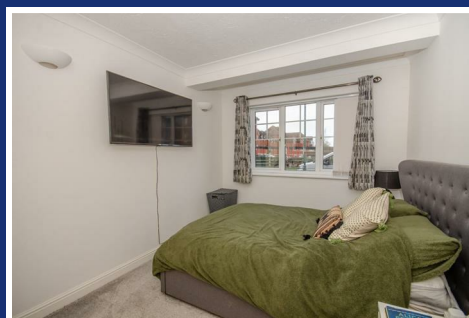
Council Tax: B



# 143 Pinkers Mead

Emersons Green, Bristol, BS16 7JA

£190,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this modern purpose built ground floor apartment located within the popular Emersons Green development close to all amenities to include shops, restaurants, coffee shops, schools, doctors and village hall. There are excellent transport links locally with easy access onto The Ring Road and Cycle Path.

The block is accessed communally via an intercom security system. The apartment offers light and airy accommodation which comprises in brief: hallway, 19ft lounge/diner with French doors to front aspect, fitted kitchen with built in oven and hob, 2 bedrooms and bathroom with over bath shower. The property further benefits from having double glazing and electric heating. Externally there is well kept communal lawn garden areas, allocation parking space and Bike store. The property being sold with no onward chain and would ideally suit a first time buyer or buy to let investor.

## COMMUNAL ENTRANCE

Via a security phone entry system leading to a communal hall, door with security spyle hole leading to hallway.

## HALLWAY

Intercom phone entry system, electric night storage heater, coved ceiling, 2 wall lights, built in cupboard housing hot water tank, doors leading to all rooms.

## LOUNGE/DINER

19'2" x 11'0" (5.84m x 3.35m)

UPVC double glazed window to rear, UPVC double glazed coved ceiling, 6 wall lights, TV point, telephone point,

## KITCHEN

8'3" x 7'10" (2.51m x 2.39m)

UPVC double glazed window to rear, coved ceiling, range of fitted wall and base units, laminate work top, single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and new ceramic hob, under unit lighting, space and plumbing for washing machine, space for small fridge freezer.

## BEDROOM ONE

11'9" x 8'10" (3.58m x 2.69m)

UPVC double glazed window to front, 2 wall lights, electric radiator.

## BEDROOM TWO

8'10" (max) x 6'4" (2.69m (max) x 1.93m)

UPVC double glazed window to rear, electric radiator, 2 wall lights.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with electric Triton shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, wall light, Dimplex wall heater, shaver light, extractor fan.

## COMMUNAL GARDEN

The block has well kept lawned gardens to front and rear.

## PARKING

Allocated parking space to rear of block.

## ADDITIONAL COMMUNAL FACILITIES

The development benefits from having a communal bin store and bike storage.



## Road Map



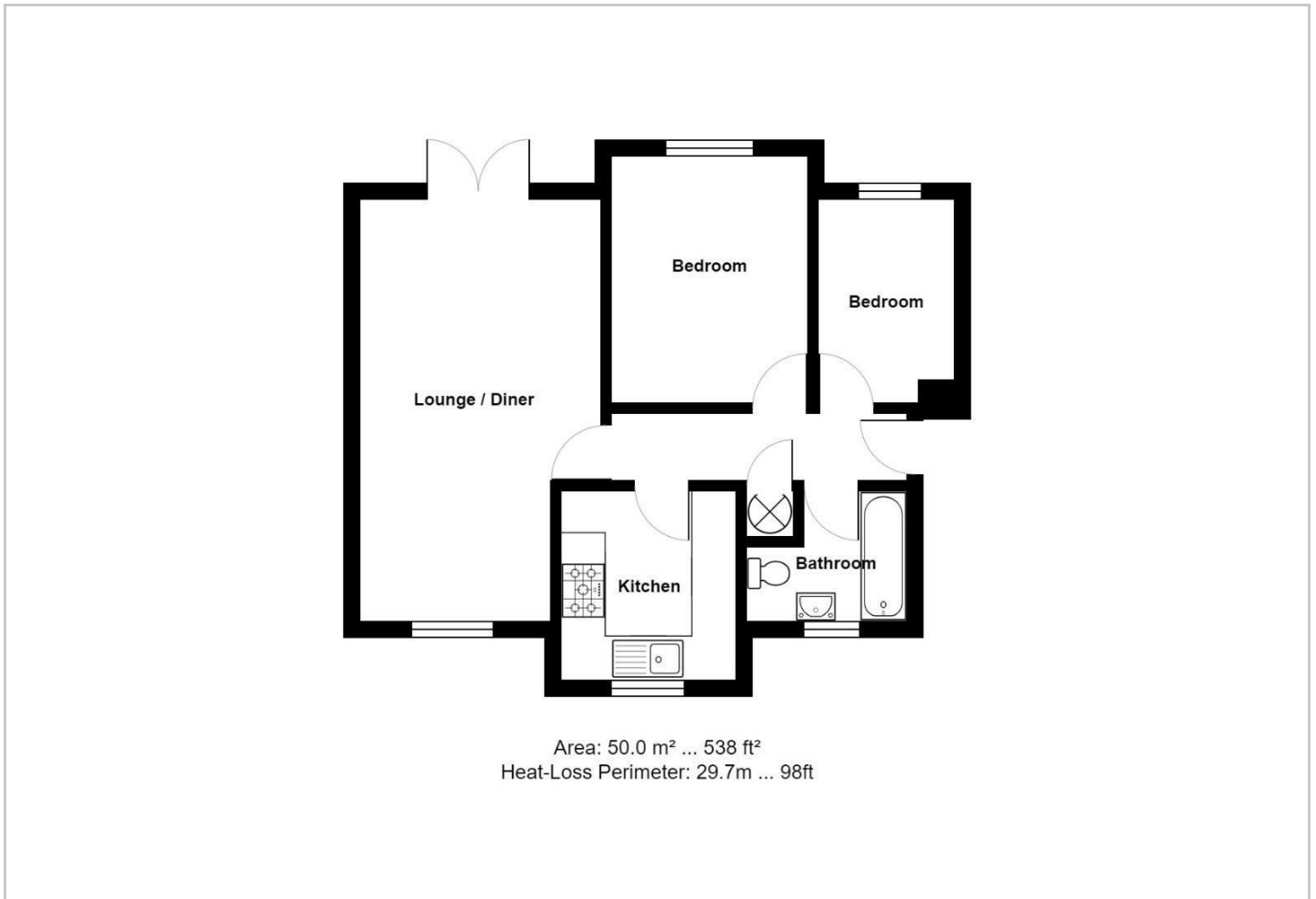
## Hybrid Map



## Terrain Map



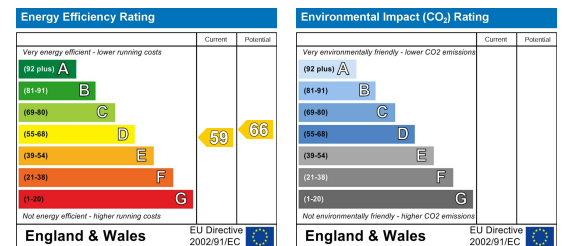
## Floor Plan



## 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.