

HUNTERS®

HERE TO GET *you* THERE



Emerson Way

Emersons Green, Bristol, BS16 7AP

£350,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 3 bedroom modern built terrace House which is centrally located within the popular development of Emersons Green and is conveniently positioned a short walk to the local retail park with it's array of shops, local park, schools, coffee shop and restaurants. The area is served by excellent transport links onto the Avon Ring Road, motorway networks and Cycle Path. The well presented living accommodation comprises: entrance hallway, 17ft lounge with bay window, kitchen/diner with contemporary fitted kitchen units with Quartz work tops and integrated appliances, conservatory/sun room with pitched roof and French doors to garden. To the first floor can be found 3 bedrooms and a bathroom with over bath shower. Externally there is a good size lawn rear garden with brick paved patio, garage to rear and off street parking space to front of garage.

ENTRANCE HALLWAY

Oak effect laminate floor, radiator, telephone point, radiator, stairs rising to first floor, door to lounge.

LOUNGE

17'5" x 11'2" (5.31m x 3.40m)

UPVC double glazed bay window to front, coved ceiling, TV point, oak effect laminate flooring, double radiator, doorway leading through to kitchen/diner.

KITCHEN/DINER

13'8" x 9'0" (4.17m x 2.74m)

UPVC double glazed window to rear, contemporary fitted kitchen with matt grey wall and base units with brass handles, Quartz work tops with matching upstands, incorporating a 1 1/2 Franke composite

sink bowl unit with mixer tap, built in Bosch stainless steel electric oven and induction hob, stainless steel extractor fan hood, integrated dishwasher and fridge freezer, built in storage cupboard, LED downlighters, wall cupboard housing gas boiler, LVT herringbone style flooring, doorway leading through to conservatory.

CONSERVATORY/SUN ROOM

10'3" x 10'3" (3.12m x 3.12m)

UPVC double glazed windows to side and rear, pitched roof, tiled floor, base unit with laminate work top, space for washing machine, electric heater, LED downlighters, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

13'9" x 7'8" (4.19m x 2.34m)

Two UPVC double glazed windows to front, radiator.

BEDROOM TWO

6'10" x 12'11" (2.08m x 3.94m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

6'7" x 9'0" (2.01m x 2.74m)

UPVC double glazed window to rear, radiator.

BATHROOM

White suite comprising: panelled bath with Triton electric shower over, glass folding shower screen, pedestal wash hand basin, close coupled W.C, radiator, tiled walls, extractor fan.

Tel: 0117 956 1234

OUTSIDE:

REAR GARDEN

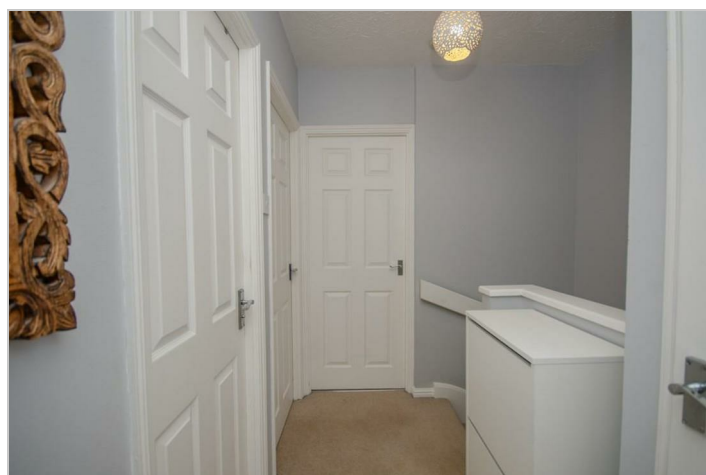
Raised patio leading to a good size lawn, plant/shrub borders, water tap, courtesy door to garage, enclosed by boundary fencing.

GARAGE

Single garage to rear of property, up and over door, power and light.

OFF STREET PARKING

Space to front of garage providing off street parking space.



Road Map



Hybrid Map



Terrain Map



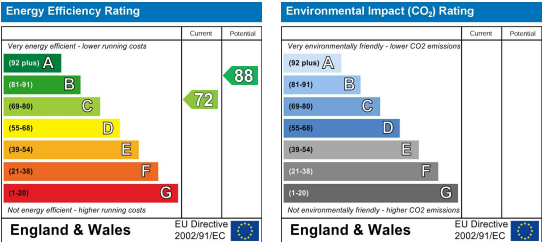
Floor Plan



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.