

# HUNTERS®

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## Arthurs Close

Emersons Green, Bristol, BS16 7JB

£175,000



Council Tax: B



# 55 Arthurs Close

Emersons Green, Bristol, BS16 7JB

£175,000



## DESCRIPTION

A purpose built modern second floor flat located with the popular Arthurs Close on the Emersons Green development which is offered for sale with no onward chain.

This property is suitable for cash purchasers only. Situated within easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station this property is an ideal purchase for first-time buyers and professionals alike. Also nearby you have Emersons Green retail centre and the ever-popular Bristol to Bath Cycle Path.

The well presented living accommodation comprises: entrance hallway, 19ft lounge/diner with French doors to a Juliet Balcony, fitted kitchen with built in oven and hob, a large master bedroom and a smaller second bedroom/study and bathroom with over bath shower.

The property also benefits from having communal off street parking available for residents, .

## COMMUNAL ENTRANCE

Intercom security entry system, access to communal hallway, stairs rising to all floor, door with security spy hole leading to hallway.

## HALLWAY

Coved ceiling, Electric night storage heater, intercom phone system, built in storage cupboard, built in cupboard housing immersion heater, doors to: lounge/diner, kitchen, bedrooms and bathroom.

## LOUNGE/DINER

19'1" x 10'10" (widest point) (5.82m x 3.30m (widest point))

UPVC double glazed window to rear, coved ceiling,

electric night storage heater, 6 wall lights, TV point, telephone point, UPVC double glazed French doors to front out to Juliet balcony.

## KITCHEN

8'1" x 7'10" (2.46m x 2.39m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top, sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and hob, extractor fan hood, space for fridge and washing machine.

## BEDROOM ONE

9'0" x 16'11" (max) (2.74m x 5.16m (max))

UPVC double glazed window to front, coved ceiling, electric night storage heater, 2 wall lights.

## BEDROOM TWO/STUDY

7'1" x 7'9" (max) (2.16m x 2.36m (max))

UPVC double glazed window to rear, coved ceiling, 2 wall lights.

## BATHROOM

Opaque UPVC double glazed window to rear, twin gripped panelled bath with Triton electric shower over, close coupled W.C, pedestal wash hand basin, part tiled walls, Dimplex warm air heater, extractor fan.

## PARKING

Communal parking spaces to front of block.



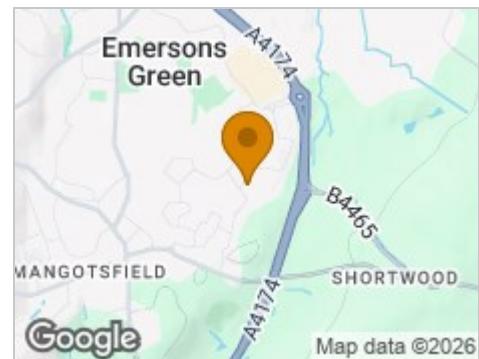
## Road Map



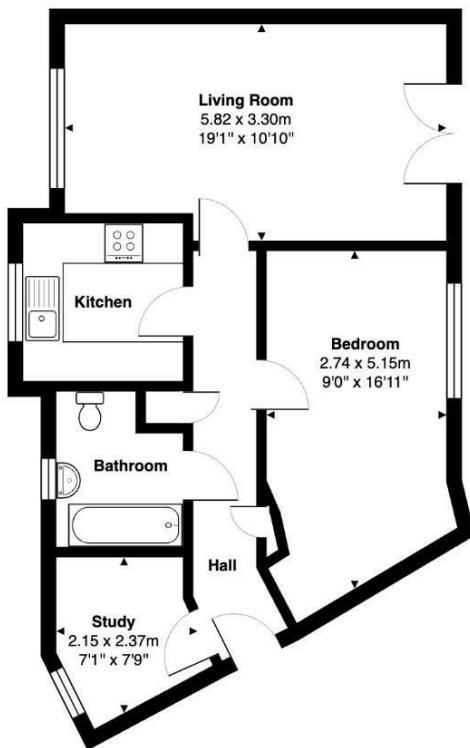
## Hybrid Map



## Terrain Map



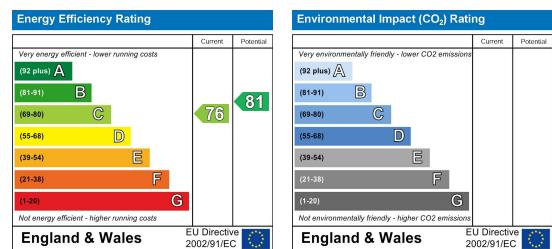
## Floor Plan



## 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.