

HUNTERS®





HERE TO GET *you* THERE



Julius Close

Emersons Green, Bristol, BS16 7HN

£299,950

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Council Tax: C



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DESCRIPTION

Hunters are pleased to offer for sale this spacious middle terrace modern built terrace positioned within a quiet no-through road on the popular Emersons Green development. The property is handily placed a short walk to the local retail park, shops, coffee shops, schools, village hall, doctors and dentist.

The accommodation comprises in brief, the ground floor: entrance hallway, cloakroom, 19ft lounge/diner with French doors leading out to garden and fitted kitchen with built in oven and hob. To the first floor can be found 2 double bedrooms with en-suite shower room and bathroom.

Externally the property benefits from having a well tended front & rear lawn gardens, garage within rank and parking space in front of garage.

ENTRANCE HALLWAY

opaque double glazed composite front door, oak effect laminate flooring, built in storage cupboard, stairs rising to first floor, archway leading to kitchen, doors leading to cloakroom and lounge/diner.

CLOAKROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, radiator.

LOUNGE/DINER

19'2" x 12'7" (5.84m x 3.84m)

UPVC double glazed French doors leading out to garden, oak effect laminate flooring, TV point.

KITCHEN

10'2" x 6'2" (3.10m x 1.88m)

UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating

a stainless steel sink bowl unit with mixer tap, built in stainless steel sink with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine, oak effect laminate flooring, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to bedrooms.

BEDROOM ONE

12'9" x 8'7" (3.89m x 2.62m)

UPVC double glazed window to front, radiator, TV point, door to en-suite.

EN-SUITE BATHROOM

Twin gripped panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, LED downlighters, extractor fan, shaver point.

BEDROOM TWO

12'9" x 12'4" (max) (3.89m x 3.76m (max))

UPVC double glazed window to rear, radiator, built in cupboard housing hot water tank, door to en-suite.

EN-SUITE SHOWER ROOM

Vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing mains controlled shower system tiled splash backs, radiator, shaver point, extractor fan.

OUTSIDE:

FRONT GARDEN

Laid to lawn and stone chippings, paved pathway to entrance.

Tel: 0117 956 1234

REAR GARDEN

Low maintenance garden laid to stone chippings, raised decking to back of garden, patio slabbed pathway, rear gated access, enclosed by boundary fencing.

GARAGE

Single garage located within rank to rear of property, up and over door access, off street parking space to front of garage.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



Hybrid Map



Terrain Map



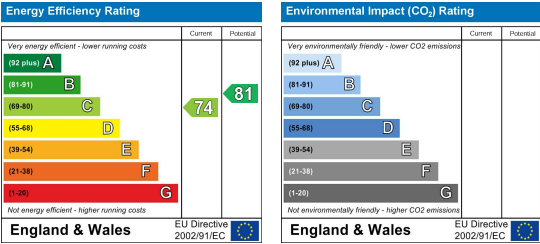
Floor Plan



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.