

# HUNTERS®

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## Cave Grove

Emersons Green, Bristol, BS16 7BR

£295,000



Council Tax: C



# 7 Cave Grove

Emersons Green, Bristol, BS16 7BR

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this modern built 2 bedroom semi-detached house which in our opinion is ideal for a first time purchase. The property offers a convenient position within the sought after Emersons Green development, being a short walk to the local retail park with it's array of shop, schools, restaurants, coffee shops, village hall, library, dental practice and doctors surgery, whilst offering excellent transport links on to the ring road and motorway networks.

The property is offered for sale with no onward chain and offers well presented living accommodation which comprises to the ground floor: entrance hallway, lounge, kitchen/diner with built in oven and hob and French doors leading out to garden, to the first floor can be found 2 double bedrooms and a bathroom with over bath shower. Externally the property has a good size lawn rear garden with seating areas to patio and decking, garage and driveway providing an off street parking space.

## ENTRANCE HALLWAY

Via a UPVC double glazed door, radiator, oak effect laminate flooring, stairs rising to first floor, doors leading to lounge.

## LOUNGE

14'7" x 12'10" (max) (4.45m x 3.91m (max) )

UPVC double glazed window to front, 2 radiators, oak effect laminate flooring, feature fireplace with electric flame effect fire inset, TV point, telephone point, under stair storage cupboard, hardwood glazed double doors leading through to kitchen/diner.

## KITCHEN/DINER

12'9" x 9'2" (3.89m x 2.79m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge freezer, space for washing machine and dishwasher, radiator, oak effect laminate flooring to dining area, tiled flooring to kitchen area, wall cupboard housing a recently installed combination boiler UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to side, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

12'9" (max) x 12'5" (3.89m (max) x 3.78m)

UPVC double glazed windows to front, radiator, triple fitted wardrobe, radiator, TV point, telephone point, built in cupboard.

## BEDROOM TWO

11'11" x 7'10" (3.63m x 2.39m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains controlled shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, extractor fan.

## OUTSIDE:

Tel: 0117 956 1234

## REAR GARDEN

Good size lawn, patio and decking providing ample seating space, security light, water tap, courtesy door to garage, enclosed by boundary fencing.

## FRONT GARDEN

Area laid to slate chippings, patio slabbed pathway to entrance, enclosed by boundary hedgerow.

## GARAGE

Single garage with up and over door, power and light.

## DRIVEWAY

Providing off street parking space, leading up to garage.



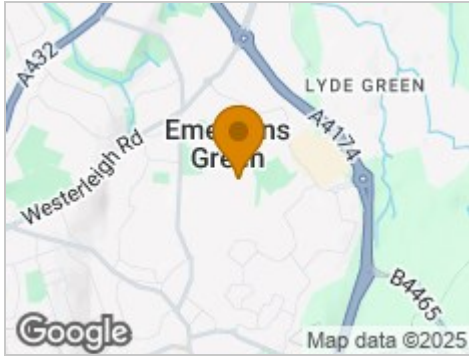
Road Map



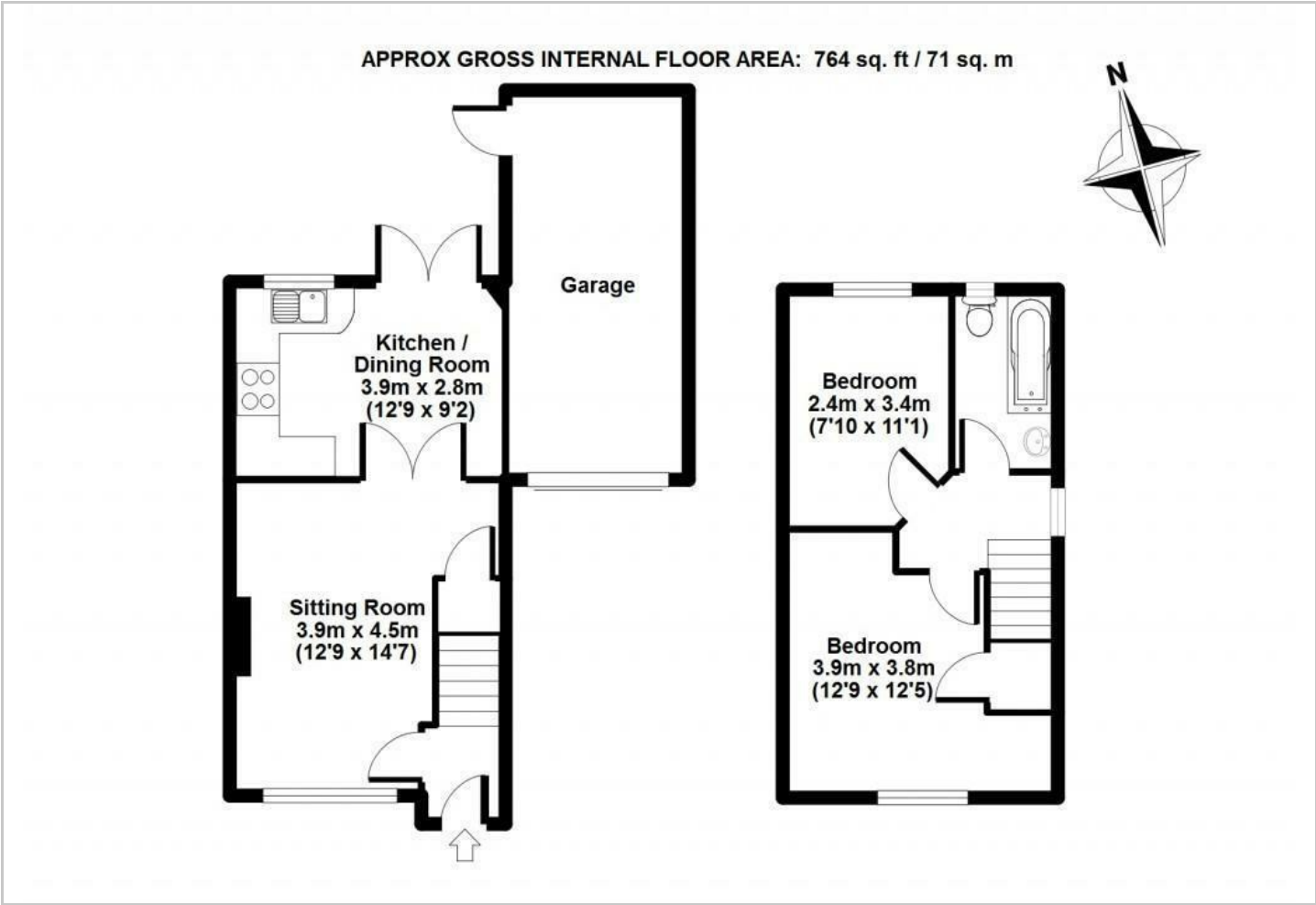
Hybrid Map



Terrain Map



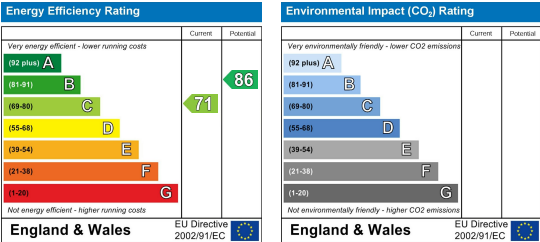
Floor Plan



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.