

HUNTERS®

HERE TO GET *you* THERE



Tunbridge Way

Emersons Green, Bristol, BS16 7EW

£389,950



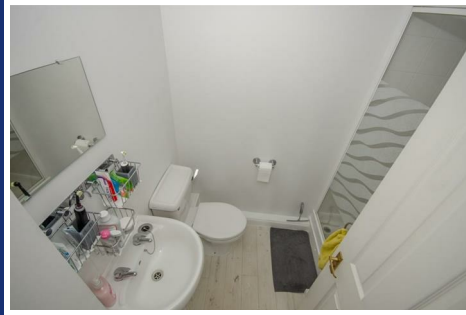
Council Tax:



19 Tunbridge Way

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Taylor Wimpey built semi-detached property which occupies a pleasant cul-de-sac position in the popular area of Emersons Green.

The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach of the amenities of both Emersons Green and Downend.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

In our opinion this property would ideally suit a growing family or those seeking an easier to manage environment.

The well presented accommodation comprises to the ground floor; an entrance hall, lounge, dining room with uPVC double glazed French doors leading onto a raised composite decking and kitchen with integral oven & hob.

To the first floor there are three bedrooms and a family bathroom with an over bath shower. The master bedroom also has the benefit of having built in triple fronted wardrobes and an en suite.

Externally to the rear of the property is an area which is mainly laid to lawn with herbaceous borders and timber framed garden shed.

Additional benefits include; a single sized garage with power and light, off street parking, gas central heating, uPVC double glazed windows and a security alarm.

An early internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque glazed composite door, leading into entrance hall.

ENTRANCE HALL

Security alarm control panel, radiator, mosaic tiled floor, stairs leading to first floor accommodation and doors leading into cloakroom and lounge.

LOUNGE

14'6" x 12'5" (4.42m x 3.78m)

uPVC double glazed window to front, TV aerial point, two radiators, laminate floor, glazed panelled double doors leading into dining room.

DINING ROOM

10'6" x 8'0" (3.20m x 2.44m)

uPVC double glazed French doors leading onto a raised composite decking. under stairs storage cupboard, radiator, laminate floor, door leading into kitchen.

KITCHEN

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap with tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with extractor fan over, plumbing for washing machine, space for fridge freezer, cupboard housing a boiler supplying gas central heating, laminate floor.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, spindled balustrade, doors leading into all bedrooms and bathroom.

Tel: 0117 956 1234

BEDROOM ONE

10'5" x 10'2" (3.18m x 3.10m)

uPVC double glazed window to rear, built in triple fronted wardrobe with hanging rails and shelving, TV aerial point, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin and shower cubicle with a chrome shower system, part tiled walls, radiator.

BEDROOM TWO

10'1" x 7'7" (3.07m x 2.31m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

7'7" x 6'9" (2.31m x 2.06m)

uPVC double glazed window to rear, over stairs storage cupboard with hanging rail and shelving, radiator.

BATHROOM

7'1" x 5'2" (2.16m x 1.57m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and panelled bath with chrome mixer tap and chrome shower system, tiled splash backs, radiator.

OUTSIDE

FRONT

Small area of lawn with boundary hedge, paved path leading to entrance with lighting.

OFF STREET PARKING

An area in front of the garage laid to Tarmacadam proving off street parking spaces.

GARAGE

17'3" x 8'1" (5.26m x 2.46m)

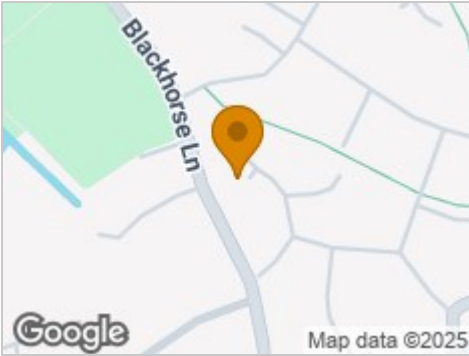
Metal up and over door, power and light.

REAR GARDEN

Raised composite decking with balustrade with steps down leading to an area which is laid to paved patio. An mainly laid to lawn with loose chipping herbaceous borders displaying mature trees and shrubs, water tap, outside power points, lighting, timber framed garden shed, wooden gate providing side pedestrian access.



Road Map



Hybrid Map



Terrain Map



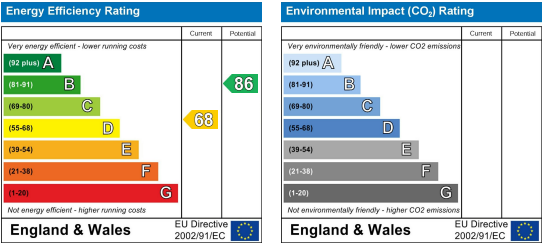
Floor Plan



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.