

# HUNTERS®

HERE TO GET *you* THERE



## Bromfield Walk

Emersons Green, Bristol, BS16 7AW

£325,000



Council Tax: C



# 17 Bromfield Walk

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## DESCRIPTION

This modern built 2 bedroom terraced property is situated in a popular set back position within the sought after Emersons Green development. The property is conveniently positioned within walking distance of local amenities whilst offering excellent transport links. The property has been much improved by it's current owners. Entrance porch, lounge, kitchen/diner with integrated appliances and patio doors opening onto a south facing low maintenance garden. On the first floor are 2 bedrooms and bathroom. Further benefits are gas central heating, double glazing, garage and driveway. Ideal for first time buyers, investment and downsizing.

## PORCH

Wood effect Karndean flooring, door leading through to lounge.

## LOUNGE

15'5" x 11'9" (4.70m x 3.58m)

UPVC double glazed window to front, double radiator, turning staircase rising to first floor, door leading through to kitchen/diner.

## KITCHEN/DINER

11'8" x 9'0" (3.56m x 2.74m)

UPVC double glazed window to rear, modern re-fitted kitchen with a range of white high gloss wall and base units, laminate work top, composite single sink bowl unit with mixer tap, built in induction hob and stainless steel electric oven, stainless steel extractor fan hood, integrated fridge freezer, dishwasher and washing machine, LED downlighters, wood effect karndean flooring, UPVC double glazed patio door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, doors leading to bedrooms and bathroom.

### BEDROOM ONE

11'9" x 9'1" (3.58m x 2.77m)

UPVC double glazed window to rear, radiator.

### BEDROOM TWO

11'9" x 8'10" (3.58m x 2.69m)

UPVC double glazed window to front, radiator.

### BATHROOM

Modern re-fitted white suite comprising: panelled bath with mains controlled shower over, drench head, vanity unit with wash hand basin inset, close coupled W.C, heated towel radiator, LED downlighters, extractor fan, built in airing cupboard housing hot water tank.

### OUTSIDE:

### REAR GARDEN

Low maintenance garden comprising of a patio leading to an artificial lawn, raised sleeper borders laid to bark and slate chippings, variety of shrubs and plants, enclosed by boundary fence and wall.

### GARAGE

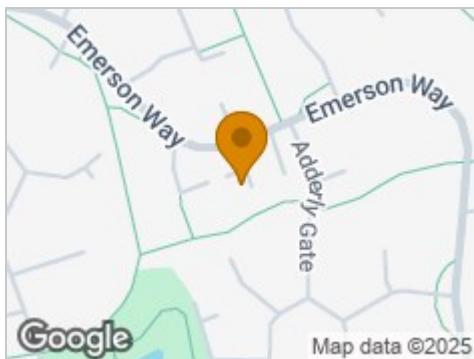
Single garage with up and over door access.

### DRIVEWAY

To front of garage providing off street parking for 2 cars (back to back).



## Road Map



## Hybrid Map



## Terrain Map



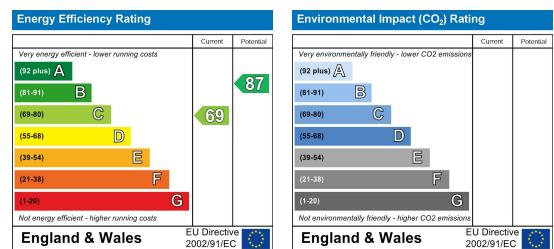
## Floor Plan



## 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.