

HUNTERS®

HERE TO GET *you* THERE



Cousins Way

Emersons Green, Bristol, BS16 7DG

£375,000



Council Tax:



33 Cousins Way

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain, this middle terrace townhouse which occupies a cul-de-sac position convenient for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities of both Downend and Emersons Green are situated within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The accommodation is displayed over three storeys, to the ground floor there is an entrance hall, a garage which is accessible internally, cloakroom, a kitchen and uPVC double glazed conservatory.

The kitchen is fitted with an extensive range of modern grey coloured high gloss units which incorporate an electric oven with four ring gas hob and a tall fridge freezer.

To the first floor there is a living room and bedroom and to the second floor there is a bathroom with an over bath shower system and two additional bedrooms, the master bedroom has the benefit of built in wardrobes.

Externally to the rear of the property is a low maintenance rear garden which is laid mainly to paved patio and loose chippings.

Additional benefits include; gas central heating, uPVC double glazed windows, an integral garage with power and light and a block paved area to the front of the property providing an off street parking space.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque, leaded and stained glazed door, leading into an entrance hall.

ENTRANCE HALL

Radiator, spindled staircase leading to first floor accommodation and doors leading into garage, cloakroom and kitchen.

CLOAKROOM

Suite comprising; W.C. and wash hand basin. radiator, extractor fan.

KITCHEN

13'8" x 7'6" (4.17m x 2.29m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, Black Quartz single drainer sink unit with mixer tap and tiled splash backs, range of modern grey coloured high gloss wall and base units incorporating an integral black electric oven, four ring gas hob with extractor fan over and tall fridge freezer, plumbing for washing machine, square edged worksurface, boiler supplying gas central heating, French doors leading into conservatory.

CONSERVATORY

12'4" 8'1" (3.76m 2.46m)

Dual aspect uPVC double glazed windows, polycarbonate roof, water tap, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, coved ceiling, radiator, spindled balustrade. spindled staircase leading to first floor accommodation and doors leading into all first floor rooms.

LIVING ROOM

13'8" x 12'9" (4.17m x 3.89m)

Two uPVC double glazed windows to rear, coved ceiling, TV aerial point, telephone point, two radiators.

BEDROOM THREE

9'6" x 7'10" (2.90m x 2.39m)

uPVC double glazed window to front, radiator.

SECOND FLOOR ACCOMMODATION

Coved ceiling

LANDING

Coved ceiling, doors leading into all second floor rooms.

BEDROOM ONE

11'9" x 10'11" (3.58m x 3.33m)

uPVC double glazed window to front, built in wardrobes with hanging rails and shelving, airing cupboard, TV aerial point, telephone point, radiator.

BEDROOM TWO

10'6" x 7'10" (3.20m x 2.39m)

uPVC double glazed window to rear, loft access, radiator.

BATHROOM

7'6" x 5'11" (2.29m x 1.80m)

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

OUTSIDE

FRONT

Block paved area located in front of the garage providing an off street parking space, paved path leading to a covered entrance.

GARAGE

16'4" x 7'10" (4.98m x 2.39m)

Metal up and over door, power and light.

REAR GARDEN

Mainly laid to paved patio and loose chippings, garden surrounded by wooden fencing, wooden gate providing rear pedestrian access.

ANTI-MONEY LAUNDERING

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



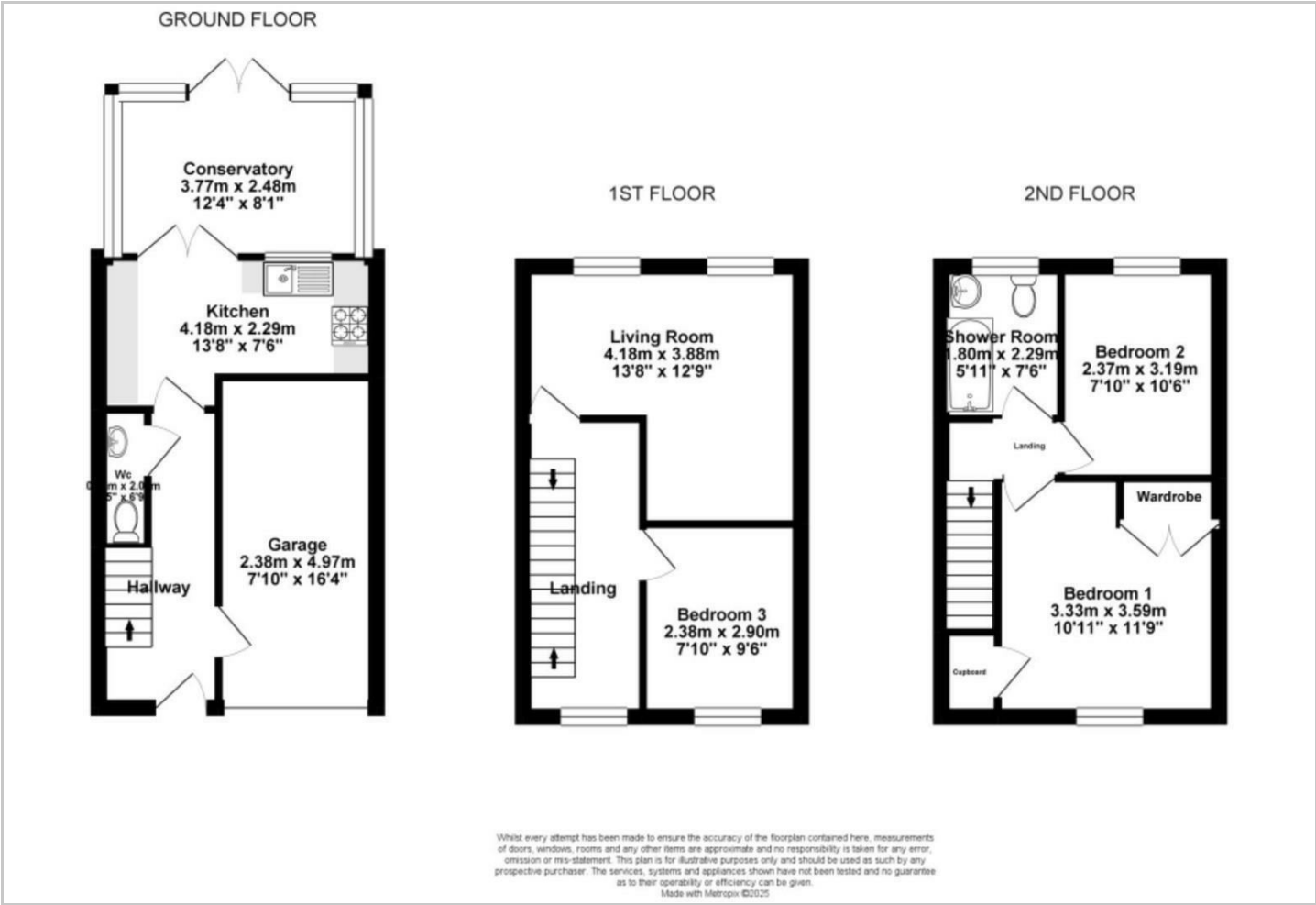
Hybrid Map



Terrain Map



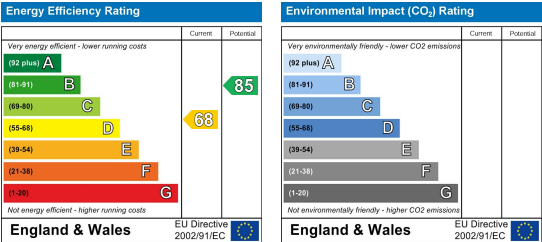
Floor Plan



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.