

HUNTERS[®]

HERE TO GET *you* THERE



Westons Brake

Emersons Green, BS16 7BP

£310,000



Council Tax:



48 Westons Brake

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this semi-detached property which occupies a secluded position on the popular Badminton Park development in Emersons Green.

This property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for the amenities of Emersons Green.

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

In our opinion this property would ideally suit a first time purchaser, investor, or those seeking an easier to manage environment.

This well presented property has recently been redecorate throughout and comprises to the ground floor; entrance hall, and open plan lounge with a dining area to the rear and a kitchen. The dining area has uPVC double glazed French doors leading into the rear garden, whilst the kitchen is fitted with white high gloss wall and base units which incorporate an integral electric oven and four ring gas hob.

To the first floor there are two double bedrooms and a bathroom with an over bath shower.

Externally to the front of the property is a single sized garage and off street parking and to the rear there is a garden which is mainly laid to paved patio and lawn.

Additional benefits include; gas central heating and uPVC double glazed windows.

An early internal viewing appointment is highly recommended.

ENTRANCE

Via a composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, door leading into lounge.

LOUNGE

15'3" x 12'3" (4.65m x 3.73m)

uPVC double glazed window to front, coved ceiling, under stairs storage cupboard, TV aerial point, laminate floor, spindled staircase leading to first floor accommodation and an archway leading into a dining area.

DINING AREA

8'0" x 6'10" (2.44m x 2.08m)

Coved ceiling, radiator, laminate floor, uPVC double glazed French doors leading into rear garden and archway leading into kitchen.

KITCHEN

7'9" x 5'9" (2.36m x 1.75m)

uPVC double glazed window to rear, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating an electric oven with four ring gas hob, space for a tall fridge freezer, plumbing for washing machine, roll edged work surface, boiler supplying gas central heating.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

10'3" x 8'0" (3.12m x 2.44m)

uPVC double glazed window to rear, built in sliding fronted wardrobes with hanging rail and shelving, TV aerial point, telephone point, radiator.

BEDROOM TWO

12'3" widest point x 8'0" (3.73m widest point x 2.44m)

uPVC double glazed window to front, airing cupboard, radiator.

BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Opaque uPVC double glazed window to side, white suite comprising; W.C> wash hand basin and panelled twin gripped bath with a Triton over bath shower system and side splash screen, tiled splash backs, radiator, extractor fan.

OUTSIDE

FRONT

Small herbaceous area with paved path leading to main entrance, wooden gate providing pedestrian access into rear garden.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn displaying small trees, water tap, garden surrounded by wooden fencing.

GARAGE

Single sized garage with metal door.

OFF STREET PARKING

An area in front of the garage which is laid to Tarmacadam providing off street parking.

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.



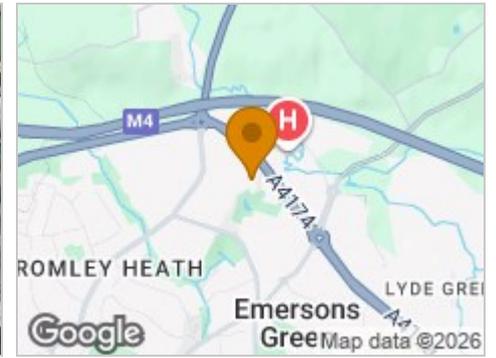
Road Map



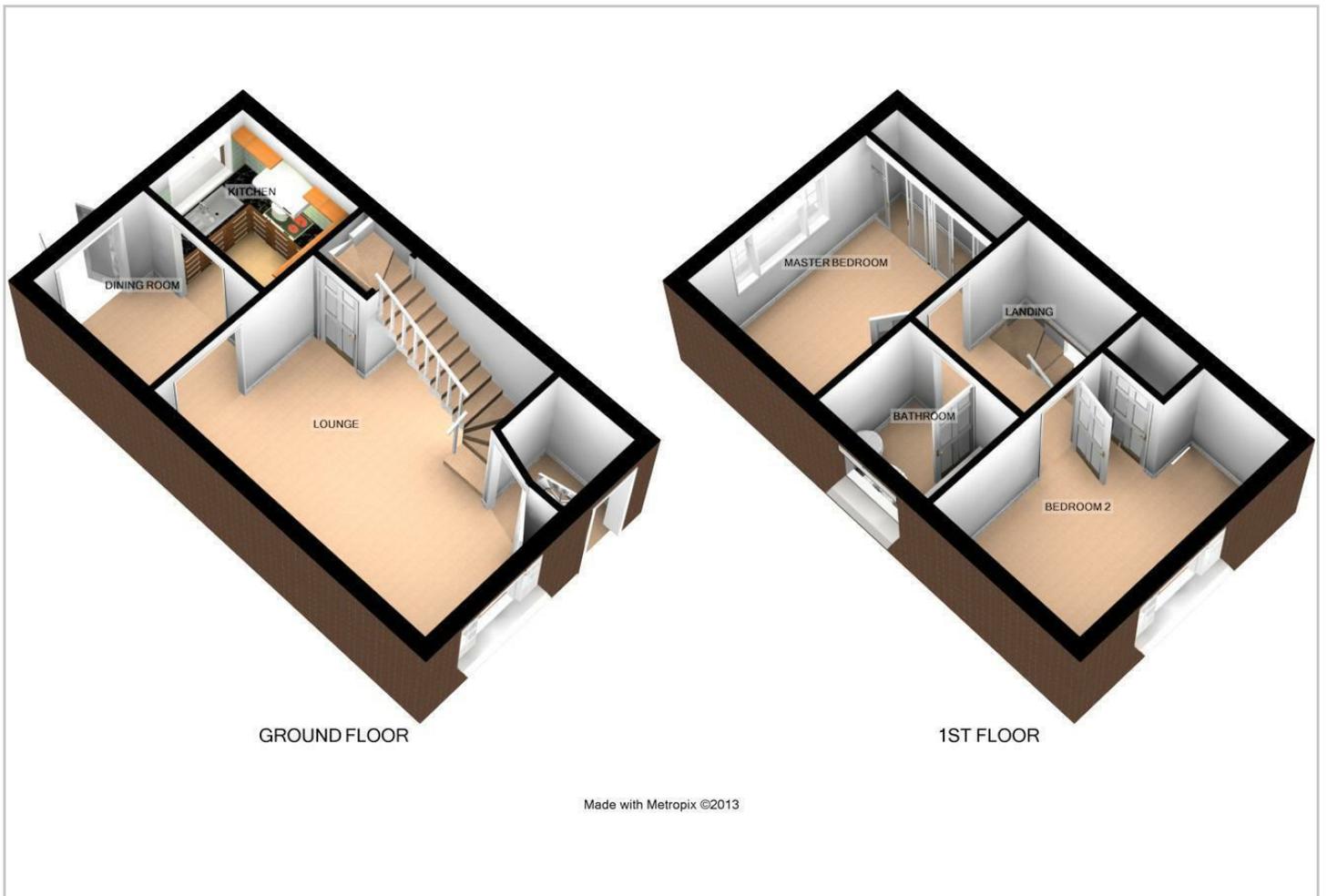
Hybrid Map



Terrain Map



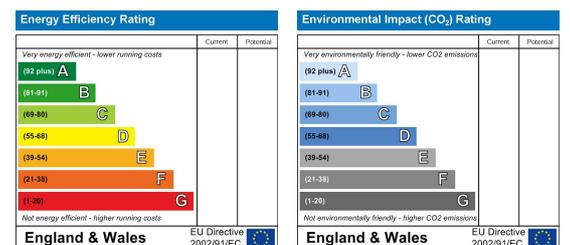
Floor Plan



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.