



## Guest Avenue, Emersons Green, Bristol, BS16 7DA

- Detached family home
- 17ft lounge
- Utility & cloakroom
- Good Size rear garden to lawn and Patio
- Large front garden
- Four bedrooms
- Dining room with French doors out to garden
- Master en-suite & family bathroom
- Garage and large driveway
- No chain

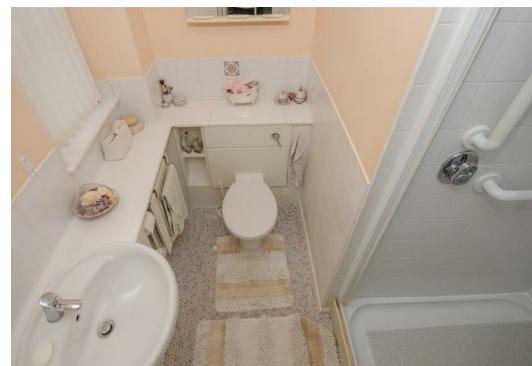
£500,000

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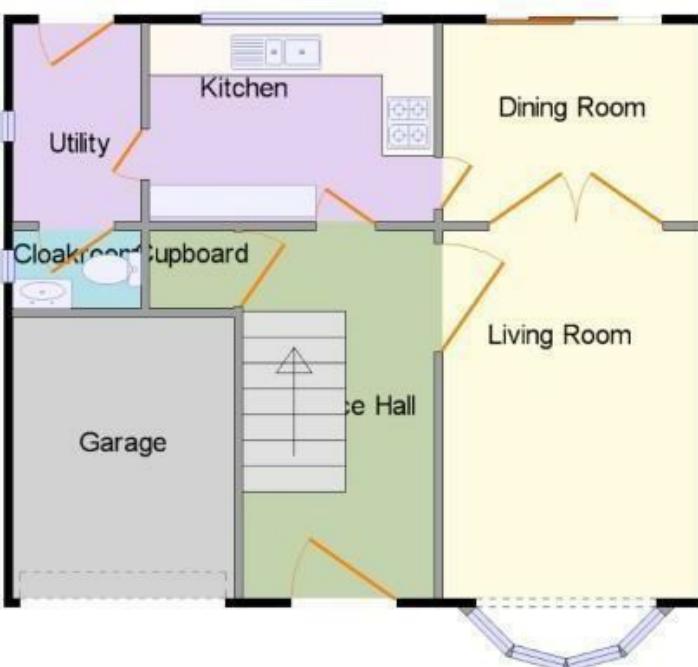
# Guest Avenue, Emersons Green, Bristol, BS16 7DA

## DESCRIPTION

Positioned in the heart of Emersons Green this spacious detached family which is offered for sale with no onward chain. Comprising: 17ft lounge, dining room, kitchen, utility, cloakroom, 4 bedrooms, master ensuite & family bathroom. Benefiting from having good sized front & rear gardens, garage & large driveway.







**Ground Floor**



**1st Floor**

### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.