

# HUNTERS®

HERE TO GET *you* THERE



## Adderly Gate

Emersons Green, Bristol, BS16 7DR

£290,000



Council Tax: C





# 79 Adderly Gate

Emersons Green, Bristol, BS16 7DR

£290,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this Flower and Hayes built middle terraced house which is located within the popular Adderly Gate in Emersons Green. The property is conveniently positioned close to all the local amenities which include the local retail park with it's array of shops, coffee shops, restaurants, village hall, doctors surgery and library. The local park is only a short walk away and there are excellent transport links onto the the Ring Road and motorway networks.

The property is offered for sale with no onward chain and offers living accommodation which comprises: entrance hallway, lounge/diner, fitted kitchen with built in oven and hob. to the first floor there are 2 good sized bedrooms and a bathroom with an over bath shower.

The property further benefits from having: double glazing, gas central heating, a garage to the rear of the property and a driveway to the side of the garage providing an off street parking space.

## ENTRANCE HALLWAY

Coved ceiling, radiator, alarm control panel, stairs rising to first floor, door leading to lounge/diner.

## LOUNGE/DINER

17'0" x 11'5" (5.18m x 3.48m)

UPVC double glazed window to front, coved ceiling, 2 radiators, TV point, door to kitchen, opaque UPVC double glazed window to rear garden.

## KITCHEN

9'10" x 8'0" (max) (3.00m x 2.44m (max))

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating

a single stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, under stair cupboard, space for under counter fridge, space and plumbing for washing machine, radiator, wall mounted Vaillant boiler.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to rear, loft hatch, spindled balustrade, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

9'8" x 8'10" (2.95m x 2.69m)

UPVC double glazed window to front, radiator, TV point.

### BEDROOM TWO

9'8" x 7'10" (2.95m x 2.39m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to front, twin gripped panelled bath with mains controlled over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, extractor fan, shaver light.

## OUTSIDE:

### REAR GARDEN

Low maintenance garden, area to patio slabs with matching pathway, area laid to stone and slate chippings, plant/shrub border, water tap, courtesy door to garage, enclosed by boundary fencing.

### FRONT GARDEN

Area laid to lawn and stone chippings, paved pathway to entrance, enclosed by boundary railings.

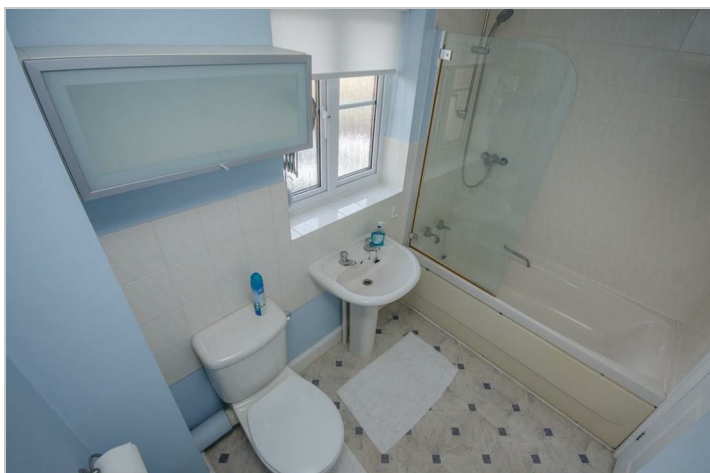
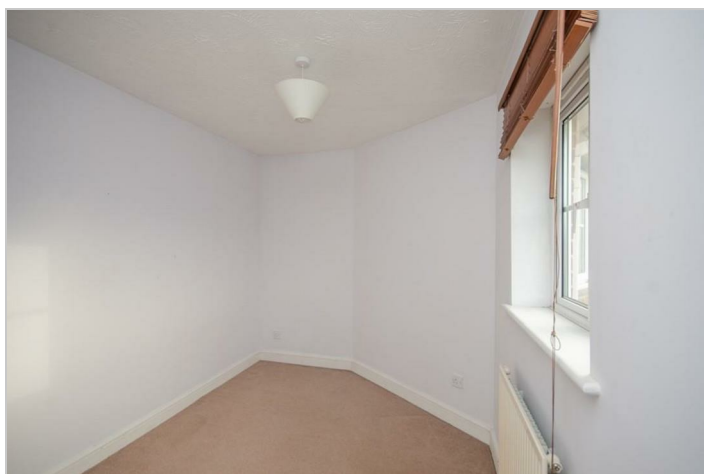
### GARAGE

17'6" x 8'6" (5.33m x 2.59m)

Single garage to rear of property, up and over door, power and light.

### DRIVEWAY

To side of garage providing off street parking space.



Road Map



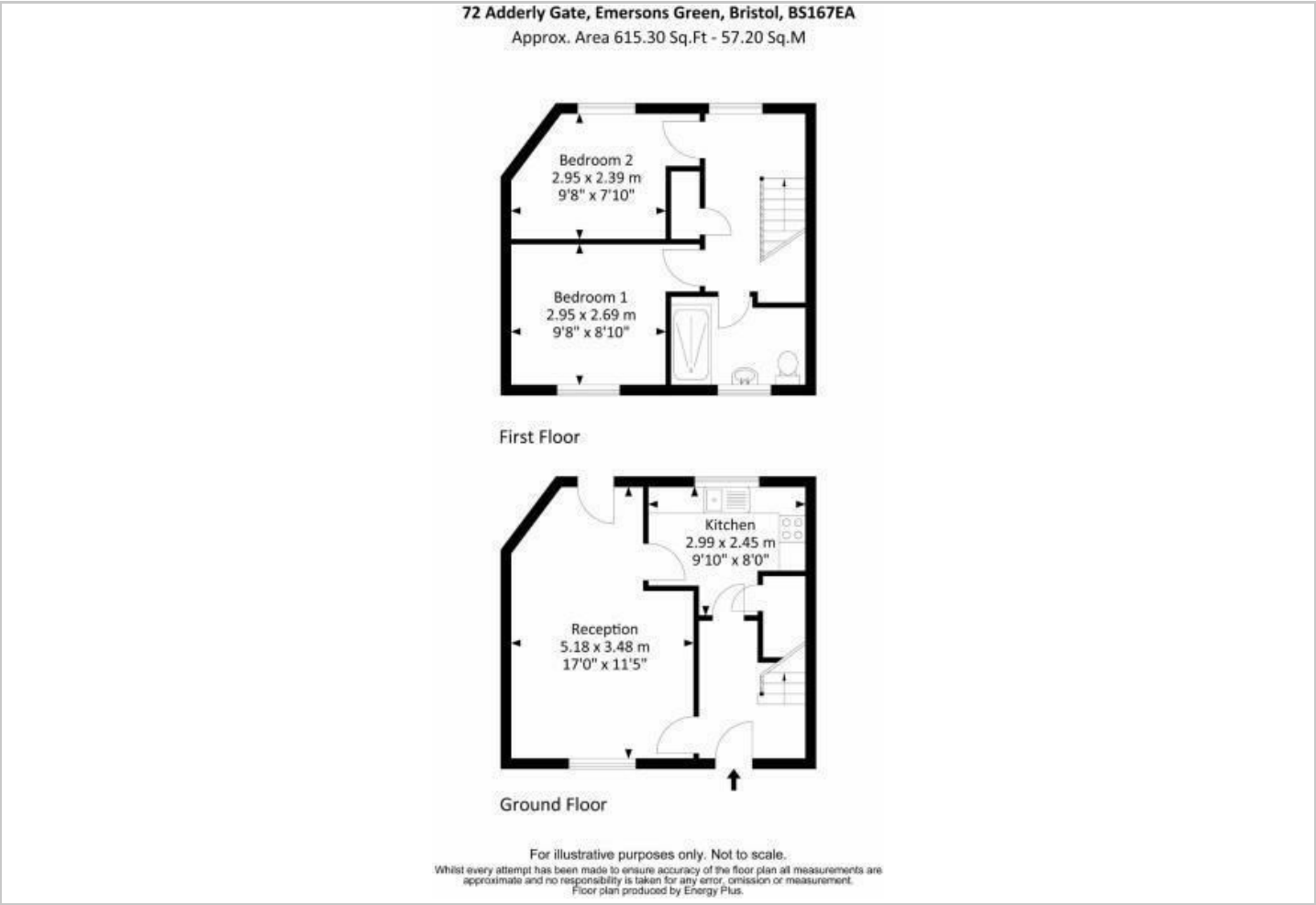
Hybrid Map



Terrain Map



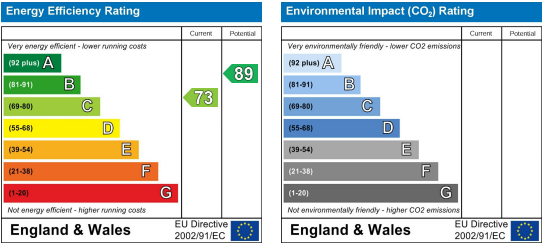
Floor Plan



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.