

HUNTERS®

HERE TO GET *you* THERE



Guest Avenue

Emersons Green, Bristol, BS16 7GA

£300,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached house located within a popular location on the sought after Emersons Green development. The property is conveniently positioned close to the amenities of Emersons Green and the local retail park whilst offering excellent transport links onto the Ring Road and motorway networks.

The accommodation comprises in brief to the ground floor: entrance hallway, cloakroom, fitted kitchen with solid oak work tops and a built in oven & hob, lounge/diner with French doors leading out to rear garden. To the first floor can be found 2 good size bedrooms and a modern shower room. Externally there are low maintenance front and rear gardens, attached garage and driveway providing off street parking for 2/3 cars. The property would make an ideal first time home or potentially a home for someone looking to downsize and an early inspection comes highly recommended.

ENTRANCE

Access via a stained glass composite door, oak effect laminate floor, alarm control panel, radiator, telephone point, stairs rising to first floor, doors to cloakroom, lounge/diner and kitchen.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, wash hand basin, tiled splashbacks, oak effect laminate floor.

LOUNGE/DINER

14'8" (max) x 13'4" (4.47m (max) x 4.06m)
UPVC double glazed to rear, double glazed french doors leading out to rear garden, coved ceiling,

radiator, oak effect laminate floor, under stair storage cupboard, TV point.

KITCHEN

8'8" x 6'3" (2.64m x 1.91m)

UPVC double glazed window to front, range of fitted wall and base units, solid oak work tops with matching upstands and window sill, tiled splash backs, composite sink bowl unit with mixer tap, built in stainless steel electric oven and induction hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine, wall mounted Worcester boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

13'4" (max) x 11'7" (4.06m (max) x 3.53m)

UPVC double glazed window to front, loft hatch with pull down ladder, radiator, fitted wardrobe, TV point.

BEDROOM TWO

9'8" x 6'7" (2.95m x 2.01m)

UPVC double glazed window to rear, radiator, built in airing cupboard housing hot water tank.

SHOWER ROOM

UPVC double glazed window to rear, close coupled W.C, wall hung vanity unit with wash hand basin inset, shower enclosure with glass screen, housing an electric shower system, part tiled walls, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid to patio slabs and stone chippings, raised wood sleeper beds, courtesy door to garage, enclosed by boundary fencing.

FRONT OF PROPERTY

Tarmac driveway and area laid to stone chippings providing off street parking for 2/3 cars.

GARAGE

18'4" x 9'2" (5.59m x 2.79m)

Single garage with up and over door, power and light.



Road Map



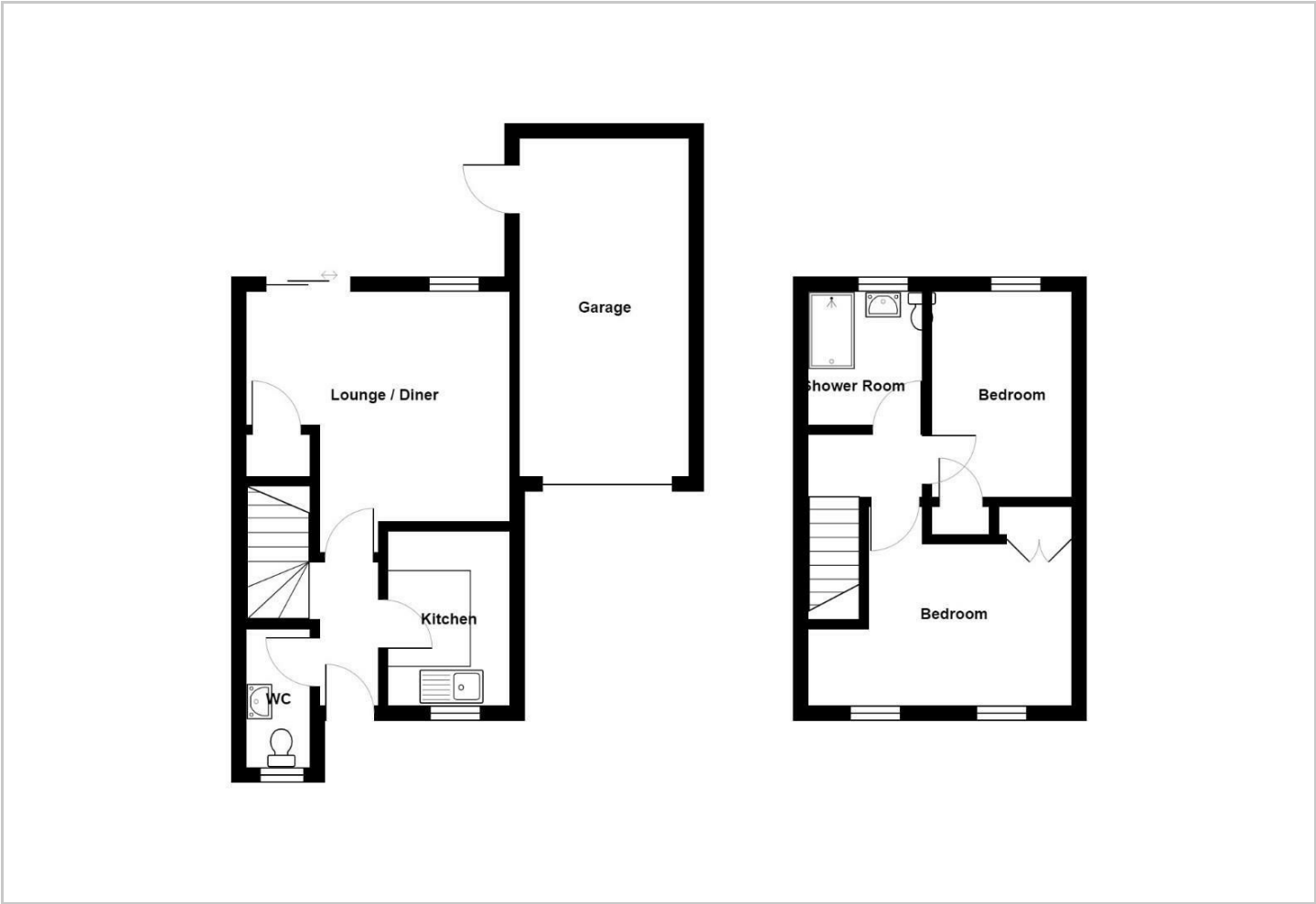
Hybrid Map



Terrain Map



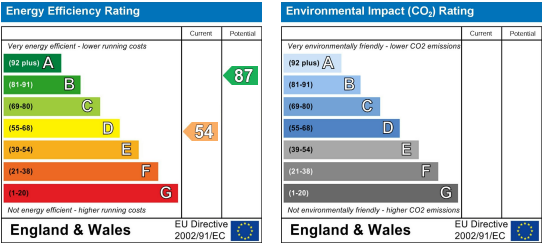
Floor Plan



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.