

HUNTERS[®]

HERE TO GET *you* THERE



Meadgate

Emersons Green, Bristol, BS16 7BB

£300,000



Council Tax: C



79 Meadgate

Emersons Green, Bristol, BS16 7BB

£300,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain 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 built in oven & hob, lounge/diner which leads through to a conservatory. To the first floor can be found a bathroom with over bath shower and 2 good size bedrooms, bedroom one of which benefits from an extensive range of fitted wardrobes.

Externally there are low maintenance front and rear gardens, attached garage and driveway providing an off street parking space. The property would make an ideal first time home or potentially a downsize property and an early inspection comes highly recommended.

ENTRANCE HALLWAY

Stained glass composite front door, radiator, tiled effect laminate floor, turning staircase rising to first floor, doors to cloakroom, kitchen and lounge/diner.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled WC, wash hand basin, tiled splash backs, radiator, tiled effect laminate floor.

KITCHEN

8'9" x 6'3" (2.67m x 1.91m)

UPVC double glazed window to front, range of white

wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space and plumbing for washing machine, space for fridge freezer, tiled effect laminate floor, extractor fan, wall mounted Potterton boiler.

LOUNGE/DINER

14'8" (max) x 13'5" (4.47m (max) x 4.09m)

UPVC double glazed window to rear, coved ceiling, double radiator, built in under stair cupboard, double glazed patio door to conservatory.

CONSERVATORY

10'5" x 9'2" (3.18m x 2.79m)

Dwarf wall, UPVC double glazed windows to rear and both sides, double polycarbonate roof, UPVC double glazed French doors to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'5" (max) x 11'6" (max) (4.09m (max) x 3.51m (max))

UPVC double glazed window to front, radiator, oak effect laminate floor, extensive range of fitted wardrobes with ample hanging and shelving space.

BEDROOM TWO

9'6" x 6'8" (2.90m x 2.03m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment and a Mira electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, tiled effect laminate floor, extractor fan, shver light.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid to patio slabs and stone chippings, plant and shrub borders, courtesy door to garage, enclose by boundary fencing.

FRONT GARDEN

Laid to stone chippings, palnt/shrub borders, patio slabbed pathway to entrance, gas and electric meter cupboards.

DRIVEWAY

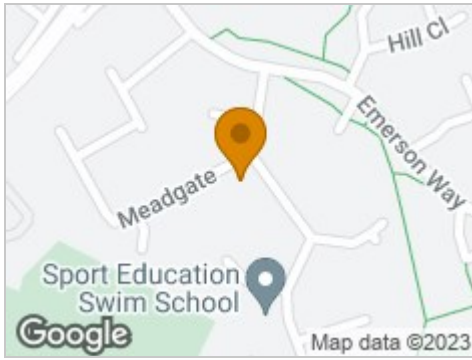
Laid to tarmac providing an off street parking space.

GARAGE

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



Road Map



Hybrid Map



Terrain Map



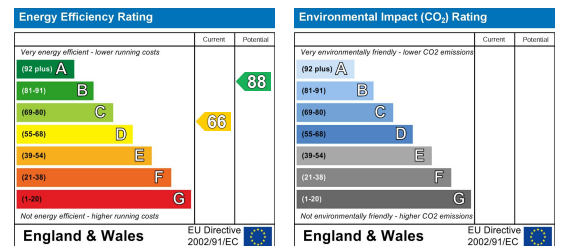
Floor Plan



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.