



## Emet Grove, Emersons Green

- Well presented, extended detached family property
- Ideally situated for amenities & major commuting routes
- Kitchen/diner/family area
- Off street parking
- Mainly laid to lawn rear garden
- Offered for sale with no onward chain
- 3 bedrooms, en suite to master bedroom
- Study, cloakroom & utility area
- Gas central heating & uPVC double glazed windows
- Internal viewing is highly recommended

**£450,000**

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HERE TO GET *you* THERE

# Emet Grove, Emersons Green

## DESCRIPTION

Offered for sale with no onward chain is this well presented and extended, detached family home located conveniently for amenities & major commuting routes. The accommodation comprises; hall, lounge, study, cloakroom, kitchen/diner/family room, bathroom & 3 bedrooms (master with en suite). Other benefits include; off street parking, mainly laid to lawn rear garden, gas c/h & uPVC d/glazing.









## 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) <b>A</b>	<b>75</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 63.2 SQ.M.  
(680 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.2 SQ.M.  
(454 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 105.4 SQ.M. (1134 SQ.FT.)  
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### 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.

10 Badminton Road, Downend, BS16 6BQ

Tel: 0117 956 1234 Email:

downend@hunters.com <https://www.hunters.com>

