

HUNTERS®

HERE TO GET *you* THERE



Emerson Way

Emersons Green, Bristol, BS16 7AP

£350,000



Council Tax:



109 Emerson Way

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented end of terrace property situated conveniently for amenities and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities are situated within easy walking distance and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

The accommodation comprises to the ground floor; entrance hall, a generous sized lounge and a kitchen/diner with an integral oven and hob. To the first floor there is a bathroom and three bedrooms.

Externally to the rear of the property is a good sized garden which is mainly laid to paved patio and lawn and has a timber framed summerhouse.

Additional benefits include; two allocated off street parking spaces, gas central heating supplied by a Vaillant boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via an opaque and bevelled glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Dado rail, telephone point, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

15'6" x 10'9" (4.72m x 3.28m)

Dual aspect uPVC double glazed windows, dado rail, TV aerial point, under stairs storage cupboard, two radiators.

KITCHEN/DINER

15'6" x 8'7" (4.72m x 2.62m)

Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven and four ring gas hob with a stainless steel cooker hood over, plumbing for washing machine, space for a tall fridge freezer, roll edged work surface, Vaillant boiler supplying gas central heating, radiator, tiled floor, half uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard, radiator, doors leading into all first floor rooms.

BEDROOM ONE

14'3" x 8'8" (4.34m x 2.64m)

Two uPVC double glazed windows to front, double fronted built in wardrobe, radiator.

BEDROOM TWO

9'0" x 6'9" (2.74m x 2.06m)

uPVC double glazed window to front, loft access, dado rail, radiator.

BEDROOM THREE

8'0" x 6'5" (2.44m x 1.96m)

uPVC double glazed window to side, dado rail, radiator.

BATHROOM

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with

chrome mixer tap and panelled bath with chrome mixer tap and shower attachment, tiled splash backs, radiator, tiled floor.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn displaying small trees and shrubs, path leading to main entrance.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders, a stepping stone pathway leading to a timber framed summerhouse, timber framed garden shed, water tap, wooden gate providing side pedestrian access, garden surrounded by a boundary wall and wooden fencing.

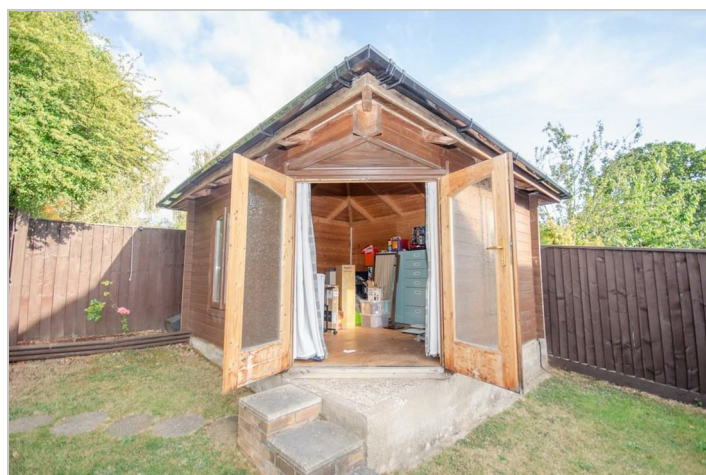
SUMMERHOUSE

12'8" x 11'1" (3.86m x 3.38m)

Dual aspect windows, double doors, power and light.

OFF STREET PARKING

Two allocated off street parking spaces.



Road Map



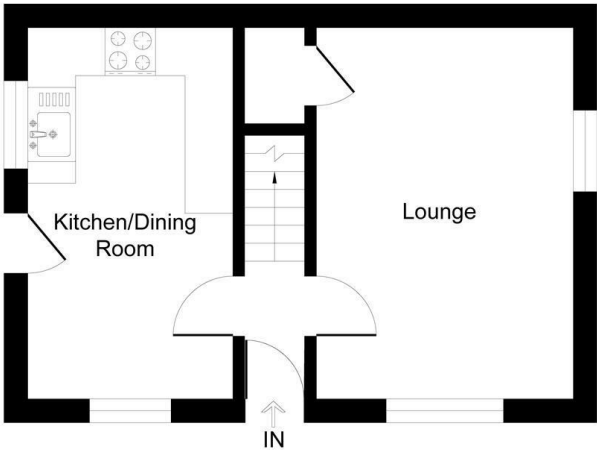
Hybrid Map



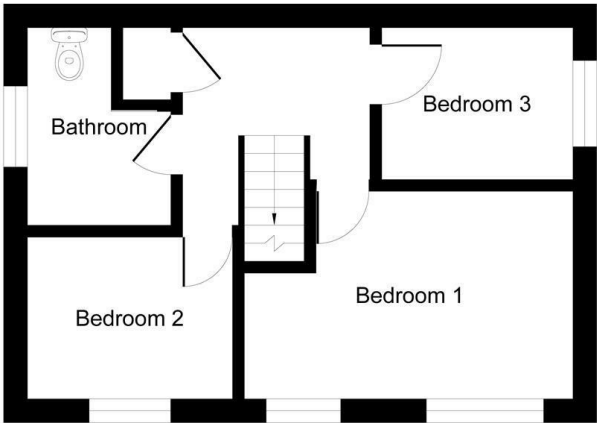
Terrain Map



Floor Plan



Ground Floor



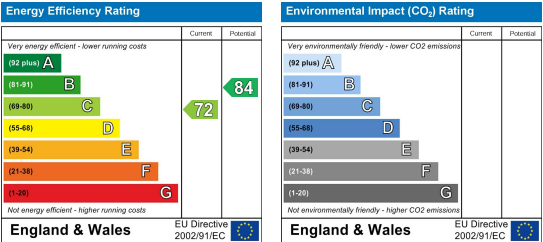
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.