



Quarry Way, Emersons Green

- Stunning detached house
- Three bedrooms
- Conservatory/sun room
- Contemporary refitted en-suite to master bedroom
- Lovely landscaped rear garden
- Sought after Badminton Park development
- Living room with adjoining dining area
- Utility room and cloakroom
- Modern family bathroom with over bath shower
- Off street parking for up to 3 cars

Asking Price £425,000

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Quarry Way, Emersons Green

DESCRIPTION

A much improved detached home located within the highly sought after Badminton park development situated between Downend & Emersons Green. Beautifully presented accommodation comprising: 3 bedrooms, lounge, dining area, cloakroom, utility, modern kitchen, bathroom & en-suite & conservatory/sun room. Lovely landscaped rear garden & large driveway to front.







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) A		
(81-91) B		76
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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.

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