

# HUNTERS®

HERE TO GET *you* THERE



## Berkeley Way

Emersons Green, Bristol, BS16 7BZ

£310,000



Council Tax: C



# 31 Berkeley Way

Emersons Green, Bristol, BS16 7BZ

£310,000



## DESCRIPTION

This modern built 2 bedroom terraced property offers a fantastic position situated within a quiet cul-de-sac within the sought after Emersons Green development. The property is conveniently positioned within walking distance of local amenities whilst offering excellent transport links. The property has been much improved by its current owner to include re-fitted modern kitchen & shower room. The well presented living accommodation comprises, to the ground floor: entrance hallway, lounge, kitchen/diner with built in oven and hob. Upstairs there are 2 good size bedrooms and a well appointed shower room. Further benefits include: gas central heating, double glazing, garage and driveway providing an off street parking space and a landscaped low maintenance garden which is laid to artificial lawn. The property is an ideal purchase for first time buyers, investment and those looking to downsize and is offered for sale with no onward chain.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, wood effect laminate floor, radiator, stairs rising to first floor, door leading to lounge.

## LOUNGE

11'11" x 9'5" (3.63m x 2.87m)  
UPVC double glazed window to front, coved ceiling, 2 radiators, TV point, door leading to kitchen/diner.

## KITCHEN/DINER

13'0" x 9'0" (3.96m x 2.74m)  
UPVC double glazed window to rear, modern re-fitted kitchen with white high gloss wall and base units, laminate work top incorporating a laminate

work top with matching upstands, single stainless steel sink bowl unit with mixer tap, built in electric oven and gas hob, stainless steel extractor fan, space and plumbing for washing machine and dishwasher, space for fridge freezer, LED downlighters, built in under stair storage cupboard, UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, doors leading to bedrooms and bathroom.

### BEDROOM ONE

12'11" x 10'11" (3.94m x 3.33m)  
UPVC double glazed window to front, radiator, TV point, built in airing cupboard housing combination boiler.

### BEDROOM TWO

11'5" x 6'5" (3.48m x 1.96m)  
UPVC double glazed window to rear, coved ceiling, radiator.

### SHOWER ROOM

Opaque UPVC double glazed window to rear, modern re-fitted suite comprising: large walk in shower enclosure with glass screen and housing a mains controlled shower system, closed coupled W.C, vanity unit with wash hand basin inset, part tiled walls, radiator, extractor fan, shaver point.

## OUTSIDE:

### REAR GARDEN

Landscaped low maintenance garden consisting of a split level artificial lawn, stone paved steps, water tap, security light, enclosed by boundary fencing.

## FRONT GARDEN

Laid to stone chippings, pathway to entrance, brick built storage cupboard.

## GARAGE

18'8" x 9'2" (5.69m x 2.79m)

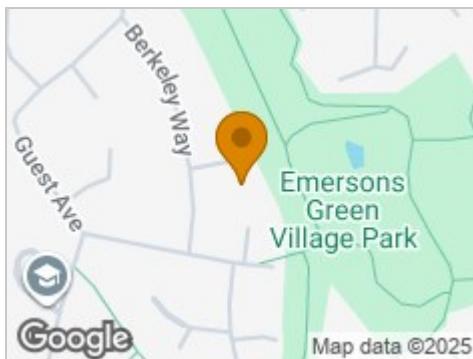
Single garage within a rank of two to front of property, up and over door, power and light.

## PARKING

Tarmac driveway to front of garage providing off street parking space.



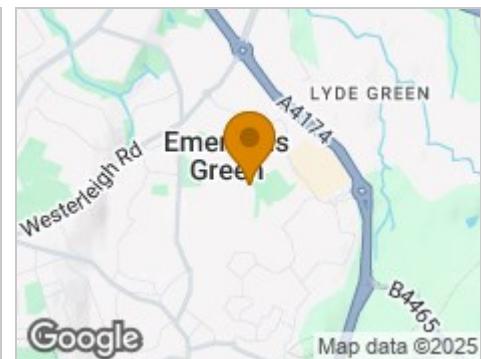
## Road Map



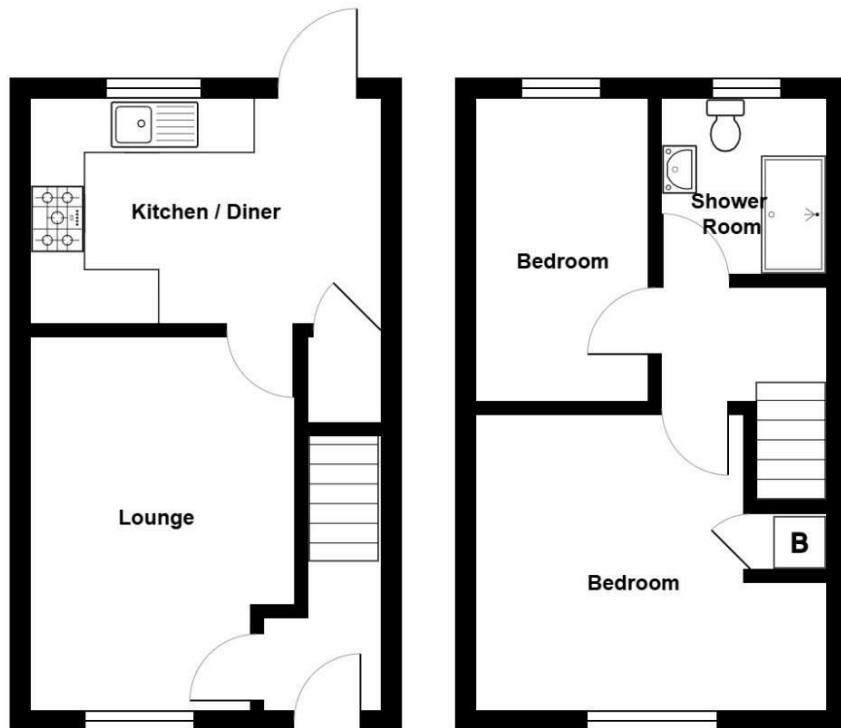
## Hybrid Map



## Terrain Map



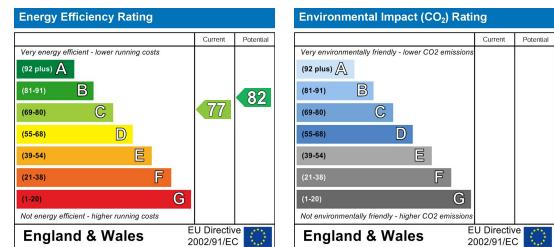
## Floor Plan



## 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.