

# HUNTERS<sup>®</sup>

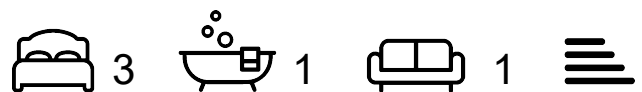
HERE TO GET *you* THERE



## Bromfield Walk

Emersons Green, Bristol, BS16 7AW

£400,000



Council Tax: D



# 16 Bromfield Walk

Emersons Green, Bristol, BS16 7AW

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this beautifully presented 3 bedroom modern built Town House located within a quiet set back position within easy reach for the amenities of Emersons Green and Downend whilst providing excellent transport links onto the Avon Ring Road, motorway networks and Cycle Path. The property has been much improved by it's current owner and offers very well presented, spacious living accommodation over 3 floors. The ground floor comprises: entrance hall, cloakroom and a fantastic open plan kitchen/diner. To the first floor can be found: lounge and a good size 3rd bedroom with staircase rising to the second floor which is made up of 2 double bedrooms and a modern bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating, large lawn rear garden with patio, garage and driveway. The local retail park with it's array of shops and the local park is a short walk away.

## ENTRANCE HALLWAY

Via a composite opaque double glazed door, radiator, alarm control panel. radiator, oak effect laminate floor, door to cloakroom, opening to kitchen/diner.

## CLOAKROOM

Close coupled W.C, vanity unit with wash hand basin inset, tiled splash backs, heated towel rail, extractor fan, oak effect laminate floor.

## KITCHEN/DINER

15'2" x 14'8" (max) (4.62m x 4.47m (max))  
Two UPVC double glazed windows to rear, white high gloss wall and base units, laminate work top,

speckled effect laminate work top, tiled splash backs, single stainless steel sink bowl unit with mixer tap, space for range oven, extractor fan hood, space for washing machine and tumble dryer, integrated dishwasher, space for fridge freezer, under stair storage cupboard, composite double glazed door leading out rear garden.

## FIRST FLOOR LANDING

UPVC double glazed window to rear, radiator, turning staircase rising to second floor, doors leading to lounge and bedroom 3.

## LOUNGE

14'10" (max) x 14'8" (4.52m (max) x 4.47m)  
Two UPVC double glazed windows to front, TV point, 2 radiators.

## BEDROOM THREE

9'10" x 8'6" (3.00m x 2.59m)  
UPVC double glazed window to rear, radiator.

## SECOND FLOOR LANDING

Velux window to rear, radiator, built in cupboard housing Vaillant combination boiler, loft hatch, 2 built in storage cupboards, doors to bedroom 1, 2 and bathroom.

## BEDROOM ONE

14'8" x 8'11" (4.47m x 2.72m)  
UPVC double glazed window to front, Velux window to front, radiator.

## BEDROOM TWO

9'1" x 8'5" (2.77m x 2.57m)  
UPVC double glazed window to rear, radiator.

## BATHROOM

Modern white suite comprising: shower bath with mains controlled shower over, vanity unit with wash hand basin inset, concealed W.C, mainly tiled walls, heated towel radiator, extractor fan.

## OUTSIDE:

### REAR GARDEN

Large south facing garden, patio leading to a well tended lawn, decking to back of garden, borders to stone chippings, external power socket, security light, water tap, timber framed shed with power and light, enclosed by boundary wall and fencing.

### GARAGE

Up and over door, power and light.

### DRIVEWAY

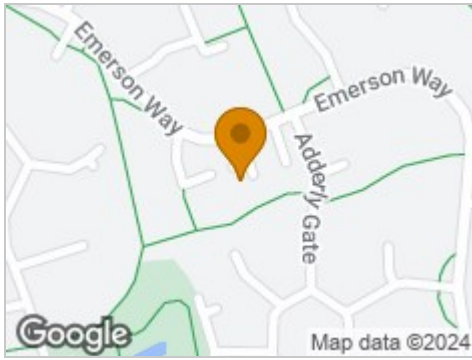
To front of garage providing off street parking space.

### FRONT GARDEN

Lawn, pathway to entrance, canopied porch, water tap.



## Road Map



## Hybrid Map



## Terrain Map



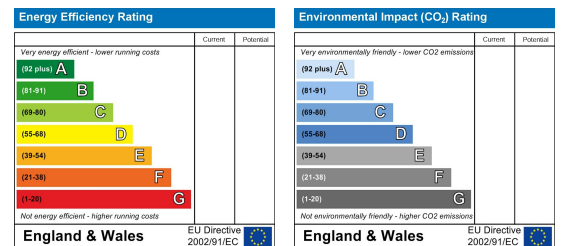
## Floor Plan



## 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.