

HUNTERS[®]

HERE TO GET *you* THERE



Baynton Meadow

Emersons Green, Bristol, BS16 7EL

£220,000



Council Tax: B



31 Baynton Meadow

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DESCRIPTION

A well presented modern built coach house offered for sale with no onward chain. The well presented accommodation comprises: private entrance, hallway, lounge/diner, fitted kitchen with built in oven and hob, 2 bedrooms and bathroom with over bath shower. further benefiting from having: double glazing, gas central heating, off street parking for 2 cars with car port.

The property is conveniently positioned a short walk to Emersons Green retail park and other amenities, which include an array of shops, supermarket, coffee shops and restaurants. there is also excellent transport links onto The Avon Ring Road and motorway networks.

ENTRANCE

Private entrance via a composite double glazed door to hallway.

ENTRANCE HALLWAY

Radiator, stairs rising to first floor.

LANDING

UPVC double glazed window to rear, 2 radiators, built in storage cupboard, doors to lounge/diner, bedrooms and bathroom.

LOUNGE/DINER

15'5" (max) x 11'11" (4.70m (max) x 3.63m)

UPVC double glazed window to front, loft hatch, double radiator, TV point, feature fireplace with electric fire inset.

KITCHEN

12'8" x 5'6" (3.86m x 1.68m)

UPVC double glazed window to rear, range of fitted

wall and base units, laminate work top, stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space for under counter fridge, space and plumbing for washing machine, radiator, wall cupboard housing Worcester boiler.

BEDROOM ONE

11'10" x 10'4" (3.61m x 3.15m)

UPVC double glazed window to front, double radiator.

BEDROOM TWO

8'5" x 6'9" (2.57m x 2.06m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with glass shower screen and mains controlled shower over, vanity unit with wash hand basin inset, close coupled W.C, aqua board splash back, double radiator, shaver point, extractor fan.

OUTSIDE:

CARPORT/OFF STREET PARKING

Carport providing undercover parking space with additional parking space beyond carport.

STORAGE

Large external storage cupboard, door access within carport.



Road Map



Hybrid Map



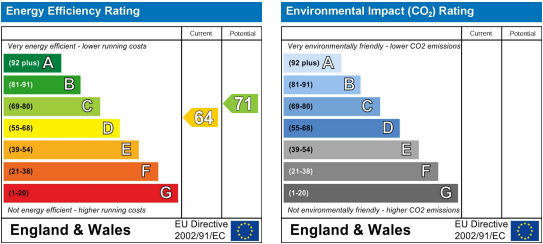
Terrain Map



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.