

HUNTERS[®]

HERE TO GET *you* THERE



Pinkers Mead

Emersons Green, Bristol, BS16 7EJ

£290,000



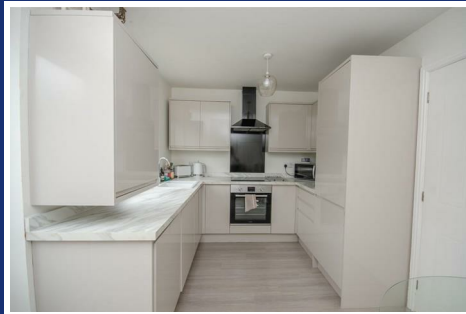
Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this modern built middle terrace house which in our opinion is ideal for a first time purchase. The property offers a convenient position within the sought after Emersons Green development, being a short walk to the local retail park with it's array of shop, schools, restaurants, coffee shops, village hall, library, dental practice and doctors surgery, whilst offering excellent transport links on to the ring road and motorway networks. Displayed throughout in excellent condition, the property has been much improved by it's current owner with accommodation that comprises in brief to the ground floor: hallway, lounge and a modern kitchen/diner with integrated appliances. To the first floor can be found two bedrooms and a modern bathroom with an over bath shower.

The property further benefits from; double glazing, gas central heating, a good sized mainly laid to lawn rear garden with rear pedestrian access and 2 off street parking spaces to front of property.

ENTRANCE HALLWAY

Radiator, stairs rising to first floor, door to lounge.

LOUNGE

13'5" x 12'8" (4.09m x 3.86m)

UPVC double glazed window to front, 2 radiators, TV point, wood effect laminate floor, built in under stair storage cupboard, door to kitchen/diner.

KITCHEN/DINER

12'7" x 8'5" (3.84m x 2.57m)

UPVC double glazed window to rear, range of modern high gloss wall and base units, laminate work top with matching upstand, 1 1/2 composite

sink bowl unit with mixer tap, built in stainless steel electric oven and ceramic hob, extractor fan hood, integrated fridge freezer, integrated washing machine and dishwasher, radiator, wall cupboard housing Worcester combination boiler, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in airing cupboard housing radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'2" (max) x 10'0" (3.71m (max) x 3.05m)

Two UPVC double glazed window to front, double radiator, fitted double mirror fronted wardrobe.

BEDROOM TWO

11'10" (max) x 5'11" (3.61m (max) x 1.80m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, modern suite comprising: shower bath, glass shower screen, Mira electric shower system, vanity unit with wash hand basin inset and concealed W.C, tiled walls and floor, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

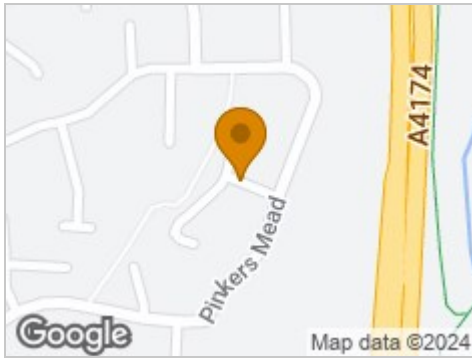
Good size lawn, area laid to stone chippings with matching pathway, water tap, timber framed shed, rear pedestrian gated access, enclosed by boundary fencing.

DRIVEWAY

Laid to tarmac to front of property providing off street parking for 2 cars (side by side).



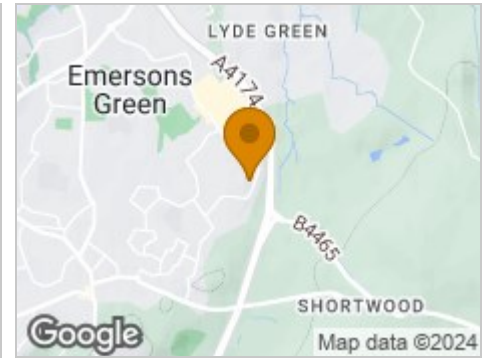
Road Map



Hybrid Map



Terrain Map



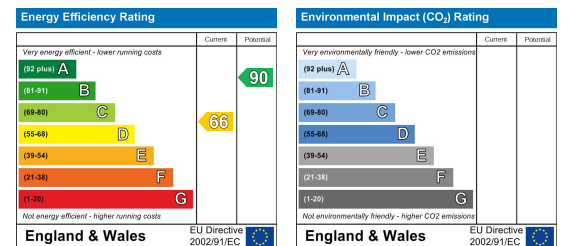
Floor Plan



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.