

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackhorse Close

Emersons Green, Bristol, BS16 6WD

£235,000



Council Tax: B



# 15 Blackhorse Close

Emersons Green, Bristol, BS16 6WD

£235,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented purpose built first floor flat which is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach of the amenities of Emersons Green and Downend.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, dental practices and doctors surgeries.

In our opinion this super property would ideally suit a first time purchaser, or those seeking an easier to manage environment and an early internal inspection is encouraged to fully appreciate all that this property has to offer.

The spacious accommodation comprises; an entrance hall, a bay fronted open plan living space, a bathroom with an over bath shower system and two double bedrooms. The master bedroom has the benefit of having an en suite.

The kitchen is fitted with an extensive range of wall and base units and incorporates an integral stainless steel electric oven with four ring electric hob and stainless steel cooker hood, a dishwasher, washing machine and fridge freezer.

Additional benefits include; a under cover allocated off street parking space, electric heating, uPVC double glazed windows, a security alarm, a security entry system and bicycle storage.

## ENTRANCE

Via a hardwood door, leading into an entrance hall.

## ENTRANCE HALL

uPVC double glazed window to rear, security entry

phone, security alarm control panel, airing cupboard, double fronted cupboard with hanging rail and shelving, telephone point, electric night storage heater, doors leading into living area, bathroom and both bedrooms.

## LIVING AREA

21'6" (into bay) x 10'8" (6.55m (into bay) x 3.25m)

## KITCHEN

Stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven, four ring electric hob with a stainless steel cooker hood over, washing machine, dishwasher and fridge freezer, roll edged work surface, electric night storage heater.

## LOUNGE/DINER

uPVC double glazed bay window to front, TV aerial point.

## BEDROOM ONE

12'9" x 9'6" (3.89m x 2.90m)

uPVC double glazed window to front, electric night storage heater, door leading into en suite.

## EN SUITE

White suite comprising; W.C. wash hand basin and shower cubicle with a chrome shower system, tiled splash backs, shaver point, chrome heated towel rail, extractor fan.

## BEDROOM TWO

10'9" x 8'2" (3.28m x 2.49m)

uPVC double glazed window to rear, TV aerial point, telephone point, electric night storage heater.

## BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

White suite comprising; W.C. wash hand basin and panelled twin gripped bath with a chrome over bath shower system, tiled splash backs, shaver point, chrome heated towel rail, extractor fan.

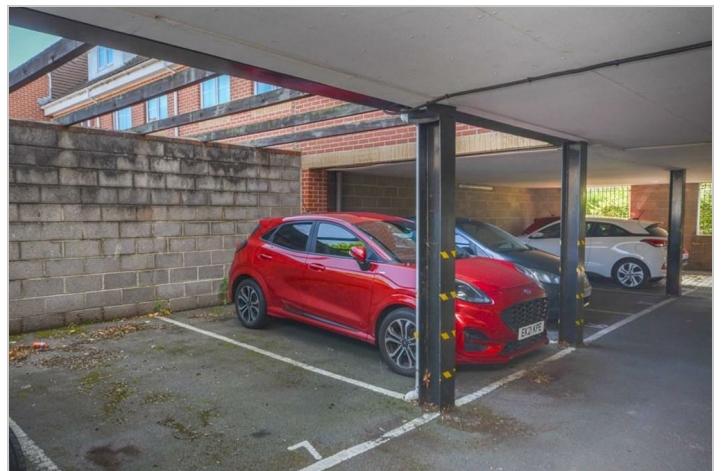
## OUTSIDE

### OFF STREET PARKING

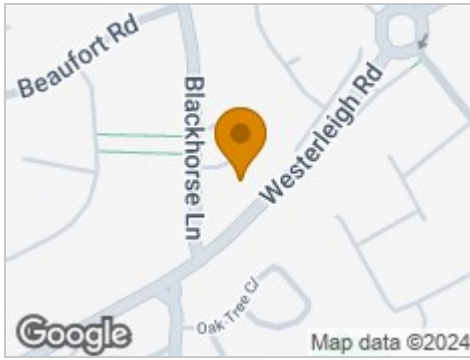
One allocated under cover off street parking space.

### BICYCLE STORAGE

There is a storage cupboard for bicycles.



## Road Map



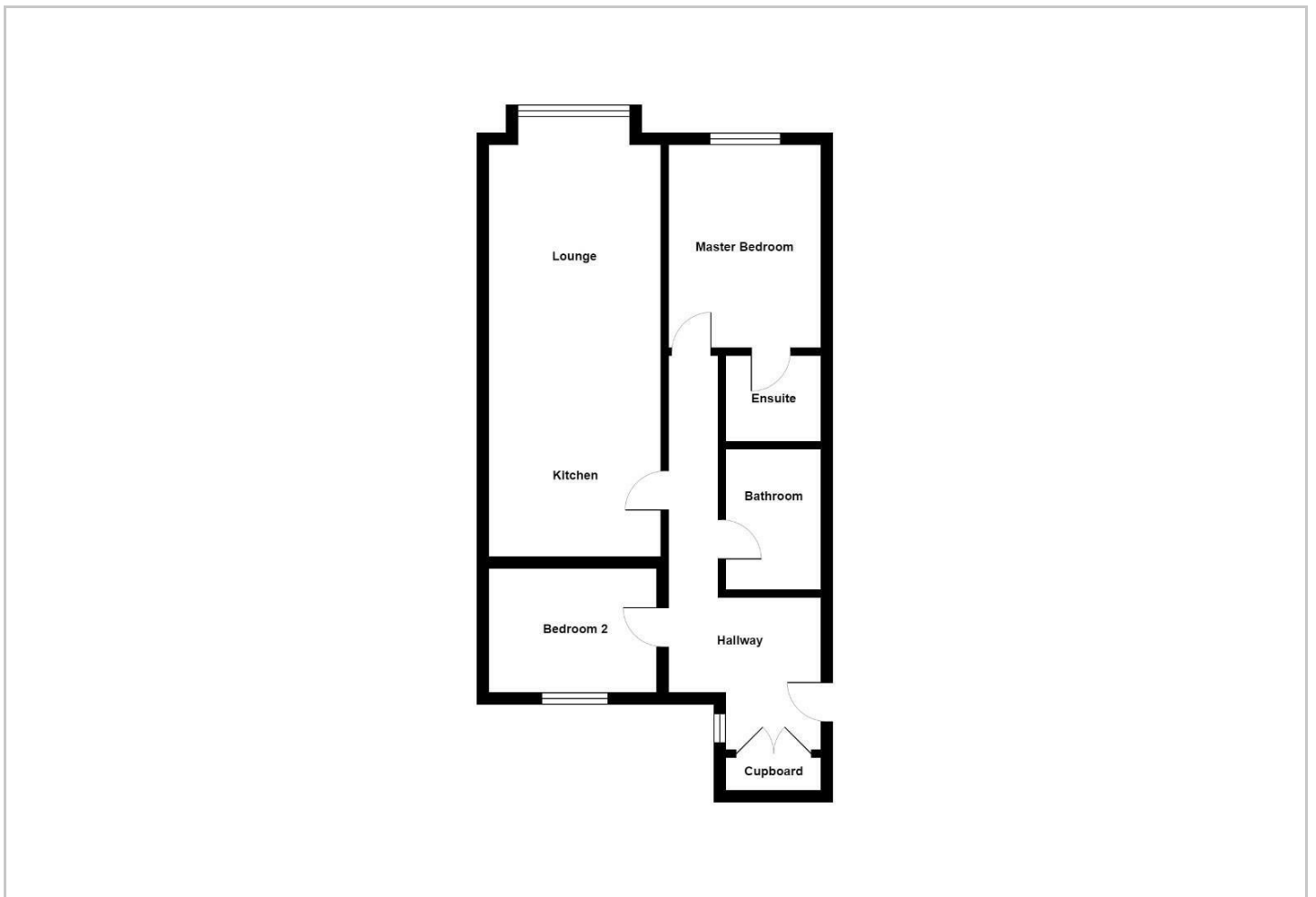
## Hybrid Map



## Terrain Map



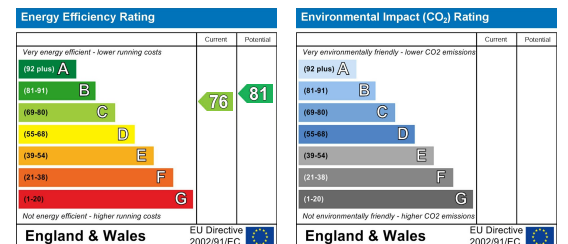
## Floor Plan



## 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.