

HUNTERS[®]

HERE TO GET *you* THERE



Johnson Road

Emersons Green, Bristol, BS16 7JR

£350,000



Council Tax: D



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DESCRIPTION

Hunters are pleased to bring to the market this well presented modern built end of terrace home located within the popular Emersons Green development. The property is conveniently positioned a short walk to the local shopping centre, coffee shops and schools, whilst providing excellent transport links onto The Ring Road and access onto the Bristol Cycle Path within close proximity.

The accommodation comprises: entrance hallway, lounge, kitchen/diner with built in oven and hob and patio doors leading out to decking. To the first floor can be found 3 generous size bedrooms, master en-suite and a family bathroom. The property further benefits from having: double glazing, gas central heating, a good size lawn garden with decking, garage and driveway providing off street parking for 2/3 cars.

ENTRANCE HALLWAY

UPVC double glazed window to side, wood effect Karndean flooring, stairs rising to first floor, doors leading to cloakroom and lounge.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, wash hand basin, tiled splash backs, wood effect Karndean flooring.

LOUNGE

15'2" x 12'2" (4.62m x 3.71m)

UPVC double glazed window to front, 2 radiators, under stair storage cupboard, TV point, door to kitchen.

KITCHEN/DINER

15'8" x 8'1" (4.78m x 2.46m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit, built in electric oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, tiled splash backs, double radiator, double glazed patio door leading out to decking/rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, built in airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE

15'8" (max) x 8'3" (4.78m (max) x 2.51m)

UPVC double glazed window to front, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, modern suite comprising: pedestal wash hand basin, close coupled W.C, shower enclosure with glass sliding door, mains controlled shower system, tiled floor, part tiled walls, LED downlighters.

BEDROOM TWO

10'0" x 8'1" (3.05m x 2.46m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'3" (max) x 7'1" (2.51m (max) x 2.16m)

UPVC double glazed window to rear, radiator.

BATHROOM

White suite comprising: twin gripped panelled bath with tap/shower mixer over, close coupled W.C, pedestal wash hand basin, part tiled walls, extractor fan, radiator, loft hatch with pull down ladder (loft partly boarded).

OUTSIDE:

REAR GARDEN

Laid to lawn with raised decking, plant/shrub borders, courtesy door to garage, 3 outside lights, enclosed by boundary fencing.

FRONT GARDEN

Variety of shrubs, paved pathway to entrance, enclosed by boundary all and railings.

GARAGE

Single attached garage, up and over door.



Road Map



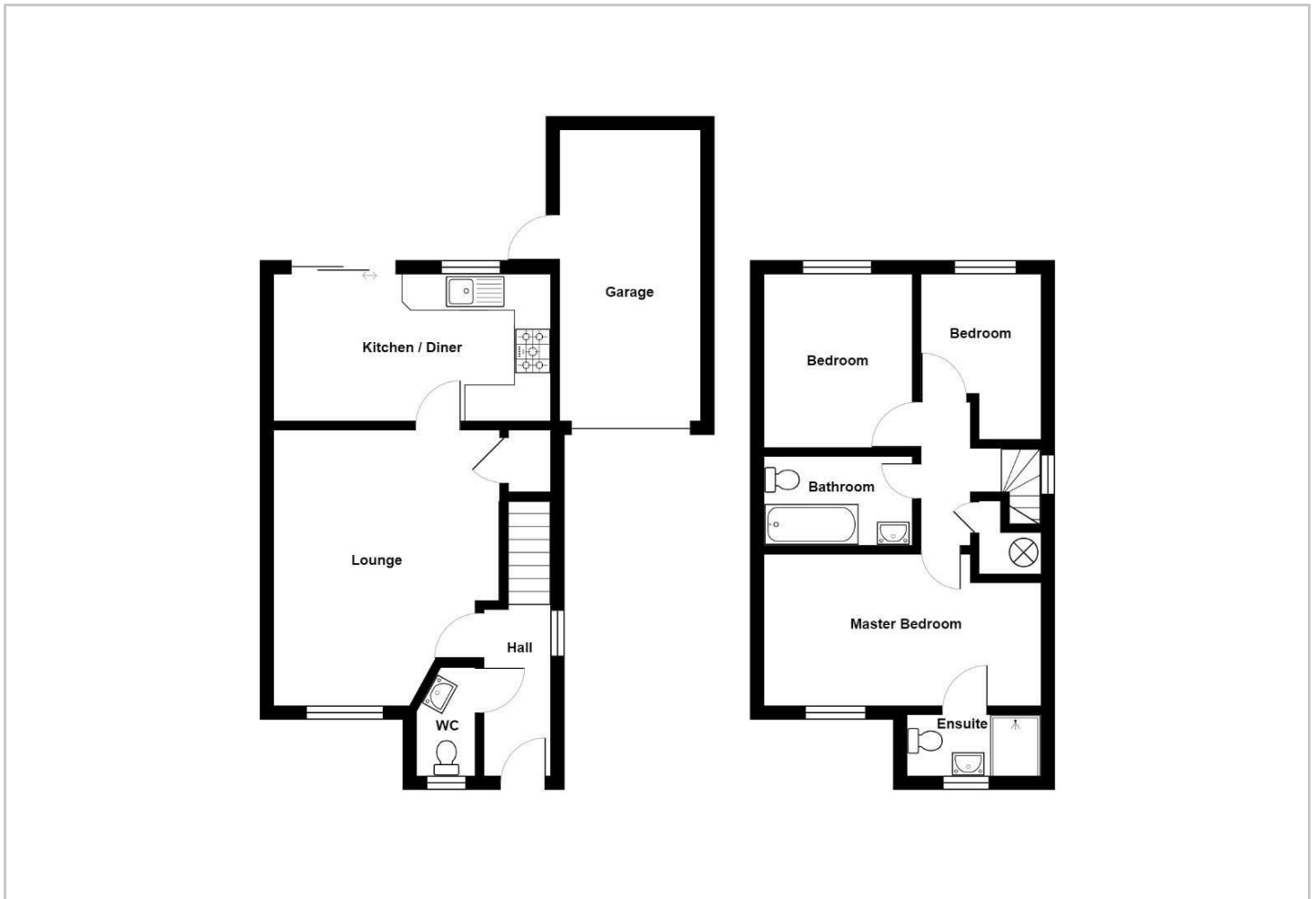
Hybrid Map



Terrain Map



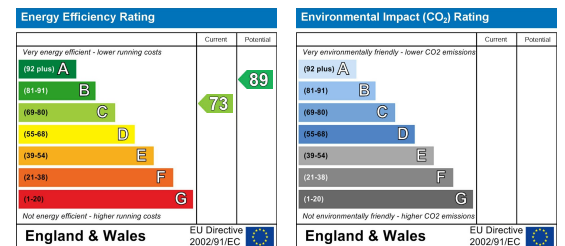
Floor Plan



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.