

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hallen Close

Emersons Green, Bristol, BS16 7JE

£200,000



Council Tax: C



# 53 Hallen Close

Emersons Green, Bristol, BS16 7JE

£200,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this purpose built ground floor flat, which is located in the popular area of Emersons Green.

The property is conveniently positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is also ideally placed for the amenities of Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

In our opinion the property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The spacious accommodation comprises; entrance hall, a generous sized lounge/diner, a modern kitchen with fitted high gloss wall and base units which incorporate an integral oven and hob, two double bedrooms and a modern shower room. The primary bedroom has the benefit of having an en suite.

Additional benefits include; electric heating, double glazed windows, a security entry system, a single sized garage and off street parking.

An internal viewing appointment is highly recommended.

## ENTRANCE

Via a door with a security spy hole, leading into an entrance hall.

## ENTRANCE HALL

Wall mounted security entry phone, airing cupboard, electric wall heater, laminate floor, doors leading into all rooms.

## LOUNGE/DINER

17'9" x 12'1" (5.41m x 3.68m)

Dual aspect double glazed windows, fireplace housing an electric fire, TV aerial point, electric wall heater, laminate floor.

## KITCHEN

10'5" x 6'2" (3.18m x 1.88m)

Double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted high gloss wall and base units with a square edged work surface incorporating a stainless steel integral electric oven with four ring ceramic hob with extractor fan over, plumbing for washing machine, space for tall fridge freezer, tiled floor.

## BEDROOM ONE

12'9" x 9'5" (3.89m x 2.87m)

Dual aspect double glazed windows, single fronted cupboard, TV aerial point, electric wall heater, laminate floor, door leading into en suite.

## EN SUITE

Opaque double glazed window to rear, white suite comprising; W.C. wash hand basin with white high gloss drawer unit below and shower cubicle with a chrome shower system with panelled splash backs, chrome heated towel rail.

## BEDROOM TWO

13'0" x 8'0" (3.96m x 2.44m)

Double glazed window to side, TV aerial point, electric wall heater, laminate floor.

## SHOWER ROOM

7'7" x 6'4" (2.31m x 1.93m)

Opaque double glazed window to front, white suite comprising; W.C. with concealed Cistern.

## GARAGE

Single sized garage with metal up and over door which is electronically operated from a key fob.

## OFF STREET PARKING

An area laid Tarmacadam providing off street parking located in front of the garage

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



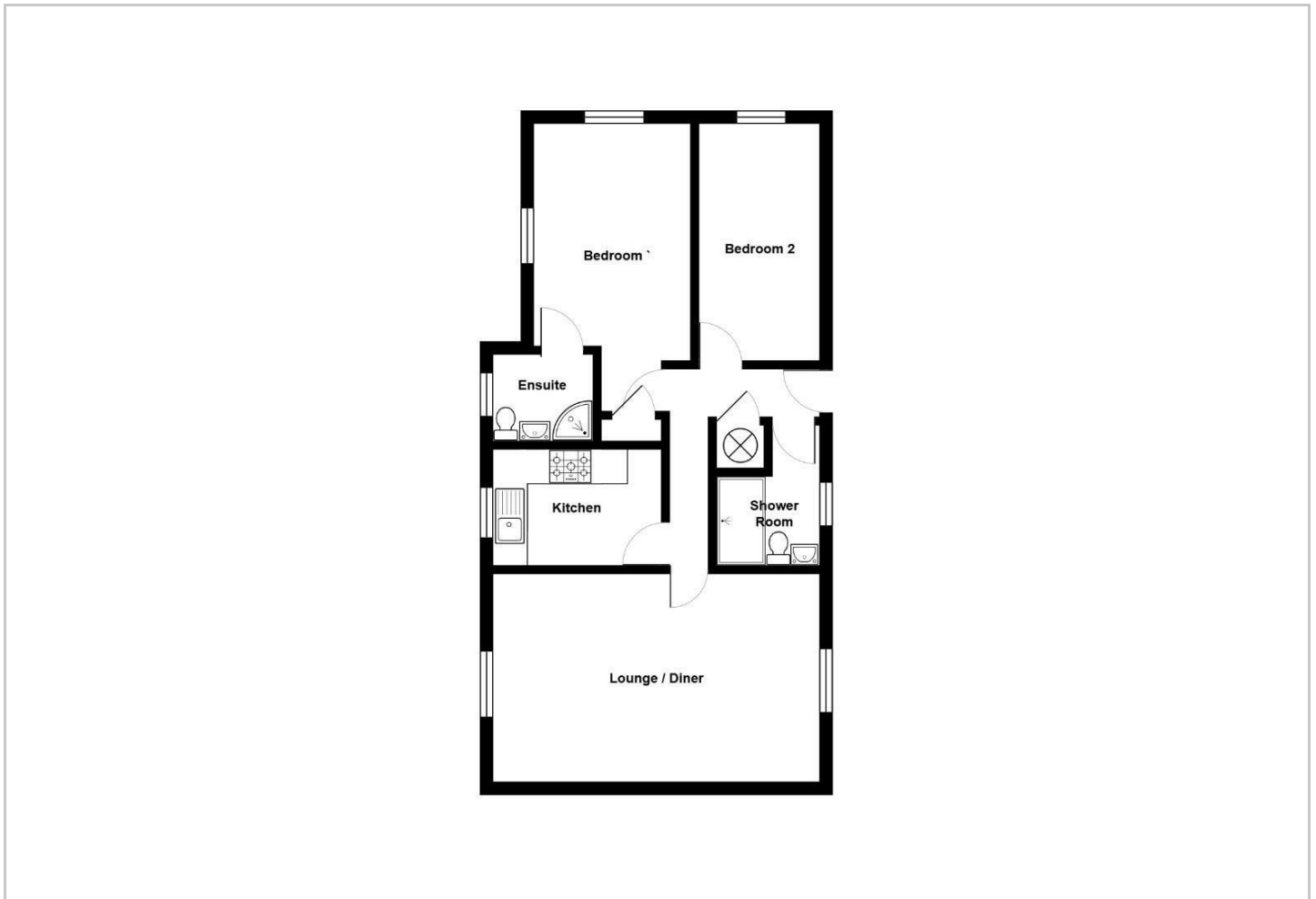
## Hybrid Map



## Terrain Map



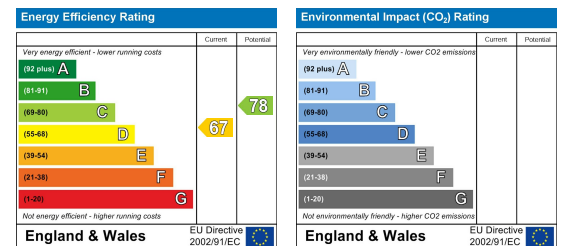
## Floor Plan



## 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.