

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grahams House

Emersons Way, Emersons Green, BS16 7AS

£210,000



Council Tax:



# 5 Grahams House

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this immaculately presented Flower and Hayes developed modern first floor flat which is located in Emersons Green.

This stylish property is conveniently situated for access onto the Avon ring road, for the Bristol cycle path and for major transport links, as well as being positioned within easy walking distance of Emersons Green Retail Park.

The Retail Park offers a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

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

The spacious accommodation comprises; an entrance hall with a security entry system, an open plan living area, two good sized bedrooms and a modern bathroom with an over bath shower system.

The open plan living area creates a super social zone and is fitted with an extensive range of modern high gloss wall and base units and incorporate many integral appliances which include an electric oven with four ring ceramic hob, tall fridge freezer, washer/dryer and dishwasher.

Additional benefits include a lift, an allocated off street parking space, electric radiator heating and uPVC double glazed windows.

An early internal inspection is highly recommended to fully appreciate what this well presented property has to offer.

## ENTRANCE HALL

11'8" x 6'2" (3.56m x 1.88m)

Via a door with a security spy hole, smooth ceiling,

fire alarm, consumer unit, sliding double fronted cupboard housing immersion heater, shelving and hanging rail, wood effect flooring, doors leading into all rooms.

## KITCHEN/LOUNGE

18'5" x 17'0" (5.61m x 5.18m)

Open plan area, two uPVC double glazed windows to front, smooth ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of modern grey and white coloured high gloss wall and base units with soft close doors and drawers incorporating integral appliances to include stainless steel electric oven, four ring ceramic hob with stainless steel cooker hood over, tall fridge freezer, washer/dryer and dishwasher, square edged work surface with upstand, TV aerial point, two electric radiators, wood effect flooring.

## BEDROOM ONE

10'8" x 9'8" (3.25m x 2.95m)

uPVC double glazed window to front, smooth ceiling, electric radiator.

## BEDROOM TWO

10'8" x 7'4" (3.25m x 2.24m)

uPVC double glazed window to front, smooth ceiling, electric radiator.

## BATHROOM

6'8" x 6'3" (2.03m x 1.91m)

Smooth ceiling, modern white coloured suite comprising; W.C. wash hand basin with chrome mixer tap and storage cupboard below, panelled bath with chrome mixer tap and chrome over bath shower system with side splash screen, tiled splash backs, Dimplex electric wall heater,

## OUTSIDE

Tel: 0117 956 1234

One allocated off street parking space.



## Road Map



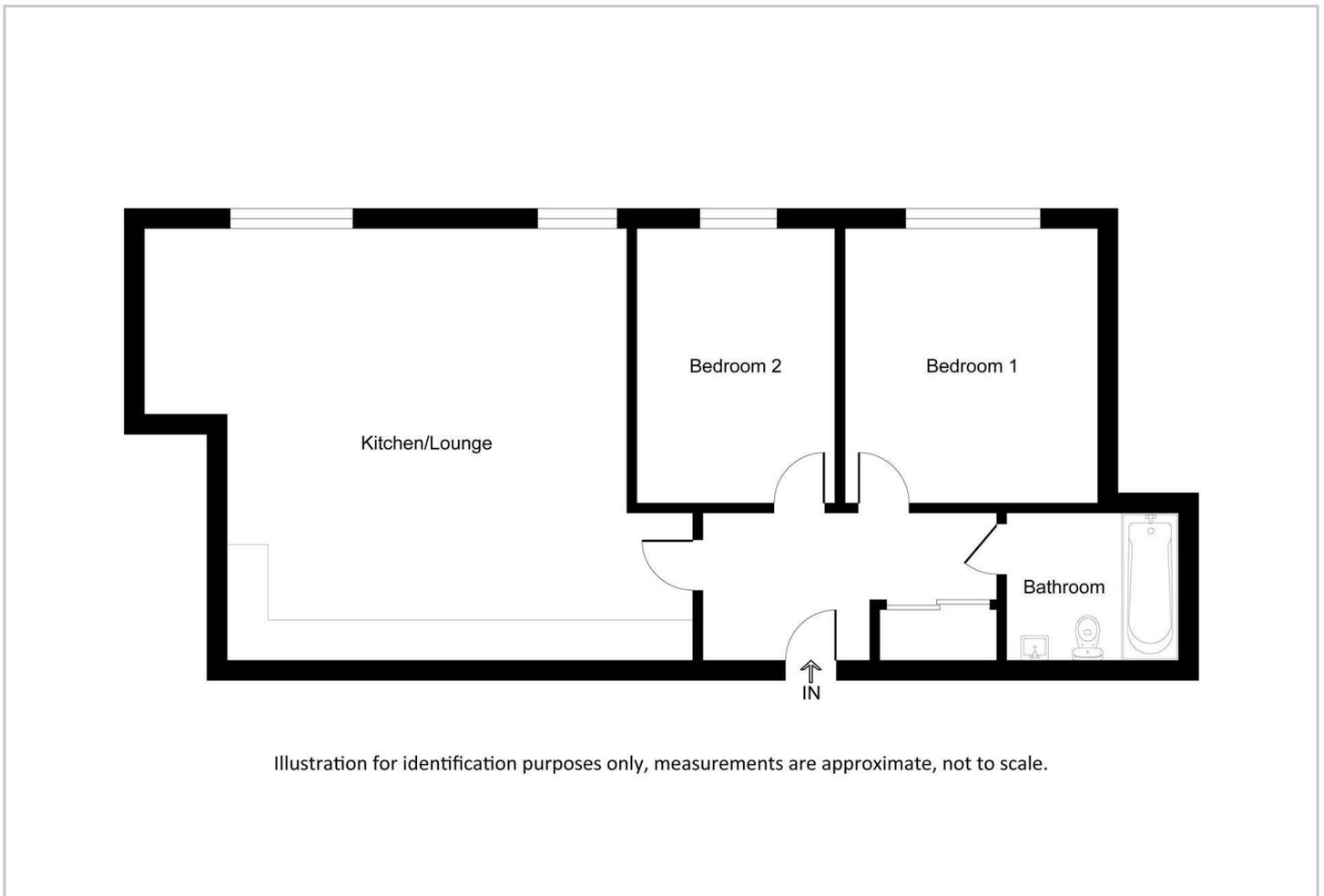
## Hybrid Map



## Terrain Map



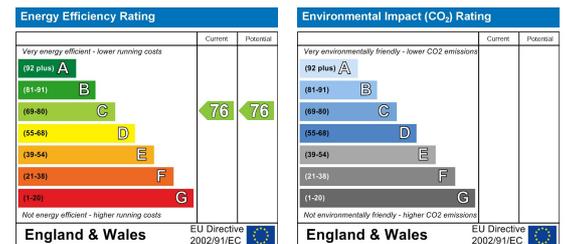
## Floor Plan



## 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.