HUNTERS®

HERE TO GET *you* THERE

Hill Close

Emersons Green, Bristol, BS16 7HH

£275,000

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Council Tax: C

4 Hill Close

Emersons Green, Bristol, BS16 7HH

£275,000

DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this end of terrace property which occupies a quiet and secluded cul-de-sac location in the popular area of Emersons Green.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for excellent transport links into the city centre.

The amenities of Emersons Green retail park are within easy walking distance and include 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 or a purchaser seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge/diner with uPVC sliding patio doors leading into the rear garden and a kitchen with an integral oven & hob.

To the first floor there is a bathroom with an over bath shower and two double bedrooms.

Externally to the front of the property is an area laid to Tarmacadam providing two off street parking spaces and to the rear there is a generous sized garden which is mainly laid to lawn.

Additional benefits include; uPVC double glazed windows, gas central heating which is provided by a Worcester boiler.

An internal viewing appointment is recommended.

ENTRANCE

Via a part opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, doors leading into all ground floor rooms and stairs leading to first floor accommodation.

CLOAKROOM

uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator.

LIVING ROOM

15'9" x 13'0" (4.80m x 3.96m)

uPVC double glazed sliding patio doors leading into rear garden, TV aerial point, under stairs storage cupboard, radiator.

KITCHEN

9'10" x 5'10" (3.00m x 1.78m)

uPVC double glazed window to front, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral electric oven with four ring gas hob with extractor fan over, roll edged worksurface, plumbing for washing machine, space for a tall fridge freezer, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed arch window to side, loft access, doors leading into all first floor rooms.

BEDROOM ONE

13'0" x 9'7" (3.96m x 2.92m)

uPVC double glazed window to rear, radiator.

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BEDROOM TWO
13'0" x 9'6" (3.96m x 2.90m)
uPVC double glazed window to front, over stairs storage cupboard, radiator.

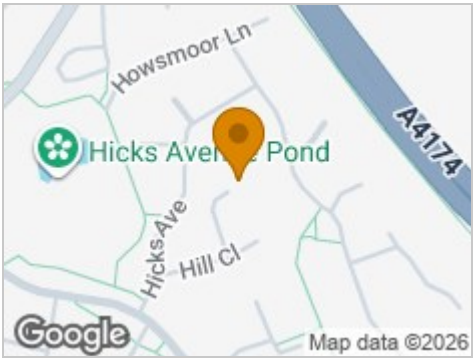
BATHROOM
5'11" x 5'7" (1.80m x 1.70m)
White suite comprising; W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and over bath shower, tiled splash backs, shaver point, radiator.

OUTSIDE

FRONT
Area laid to Tarmacadam providing two off street parking spaces, paved path leading to main entrance and rear garden.

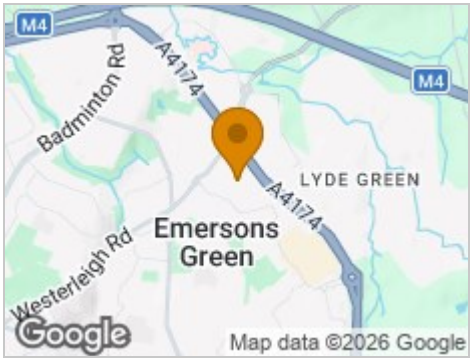
REAR GARDEN
Paved patio leading to an area which is mainly laid to loose chippings and lawn, timber framed garden shed, garden surrounded by wooden fencing, wooden gate to side providing pedestrian access.

Road Map

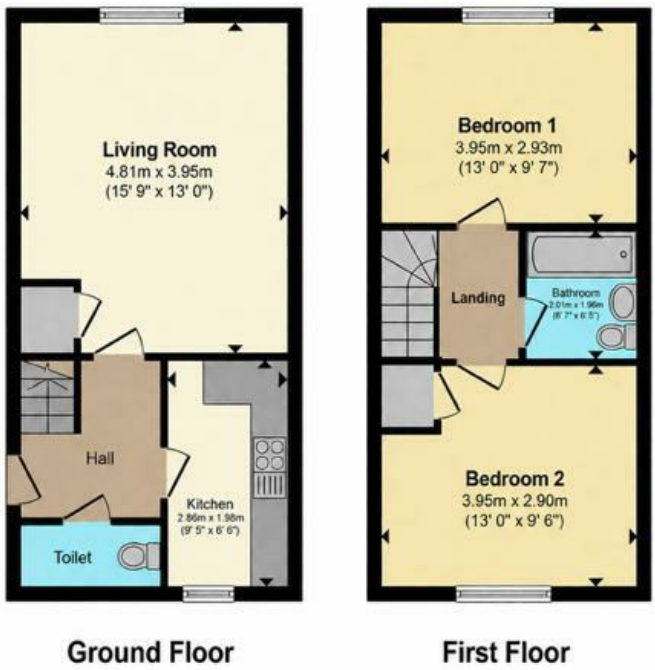


Hybrid Map

Terrain Map



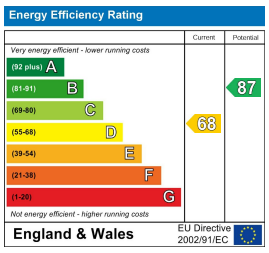
Floor Plan

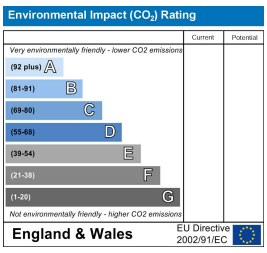


Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com