

# HUNTERS®

HERE TO GET *you* THERE



## Pinkers Mead

Emersons Green, Bristol, BS16 7EJ

£289,995



Council Tax: C



# 21 Pinkers Mead

Emersons Green, Bristol, BS16 7EJ

£289,995



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this modern built middle terrace house which in our opinion is ideal for a first time purchase. The property offers a convenient position within the sought after Emersons Green development, being a short walk to the local retail park with its array of shops, schools, restaurants, coffee shops, village hall, library, dental practice and doctors surgery, whilst offering excellent transport links on to the ring road and motorway networks.

Displayed throughout in excellent condition with accommodation that comprises in brief to the ground floor: hallway, lounge and a modern kitchen/diner with French doors leading out to garden. To the first floor can be found two bedrooms, en-suite shower room to master bedroom and bathroom with an over bath shower.

The property further benefits from; double glazing, gas central heating, a good sized low maintenance rear garden laid to artificial lawn and patio and 2 off street parking spaces to front of property.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, wood effect laminate flooring, radiator, stairs rising to first floor, door to lounge.

## LOUNGE

16'3" x 10'3" (4.95m x 3.12m)

UPVC double glazed window to front, coved ceiling, radiator, built in under stair storage cupboard, door to kitchen/diner.

## KITCHEN?DINER

13'7" x 9'2" (4.14m x 2.79m)

UPVC double glazed window to rear, range of fitted

high gloss wall and base units, laminate work top, tiled splash backs, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood, space for fridge freezer, space and plumbing for washing machine, single stainless steel sink bowl unit with mixer tap, double radiator, wall cupboard housing Glow Worm boiler, UPVC double glazed French doors leading out to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

12'7" x 10'1" (3.84m x 3.07m)

UPVC double glazed window to front, radiator, fitted wardrobes, archway leading to en-suite.

### EN-SUITE

Vanity unit with drawers and wash hand basin inset, shower enclosure with glass folding door access and housing a mains controlled shower system, part tiled walls, wood effect laminate flooring.

### BEDROOM TWO

10'11" x 7'2" (3.33m x 2.18m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with mains controlled shower system over, glass shower screen, close coupled W.C, vanity unit with drawer and wash hand basin inset, part tiled walls, LED downlighters, wood effect flooring, chrome heated towel radiator, extractor fan.

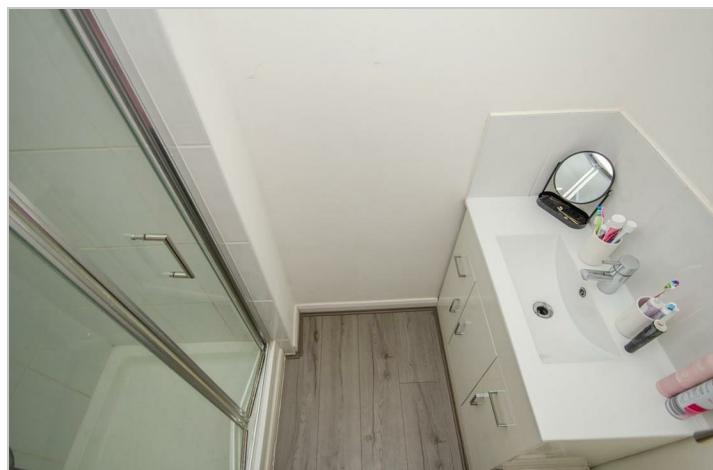
## OUTSIDE:

### REAR GARDEN

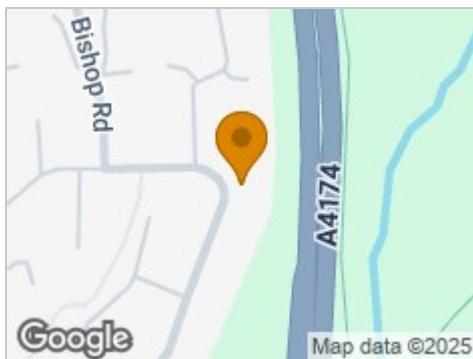
Stone patio with matching pathway, artificial lawn, small timber framed shed, water tap, enclosed by boundary fencing.

### DRIVEWAY

To front of property laid to tarmac, providing off street parking for 2 cars.



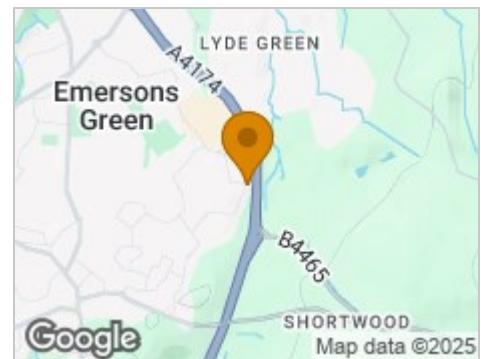
## Road Map



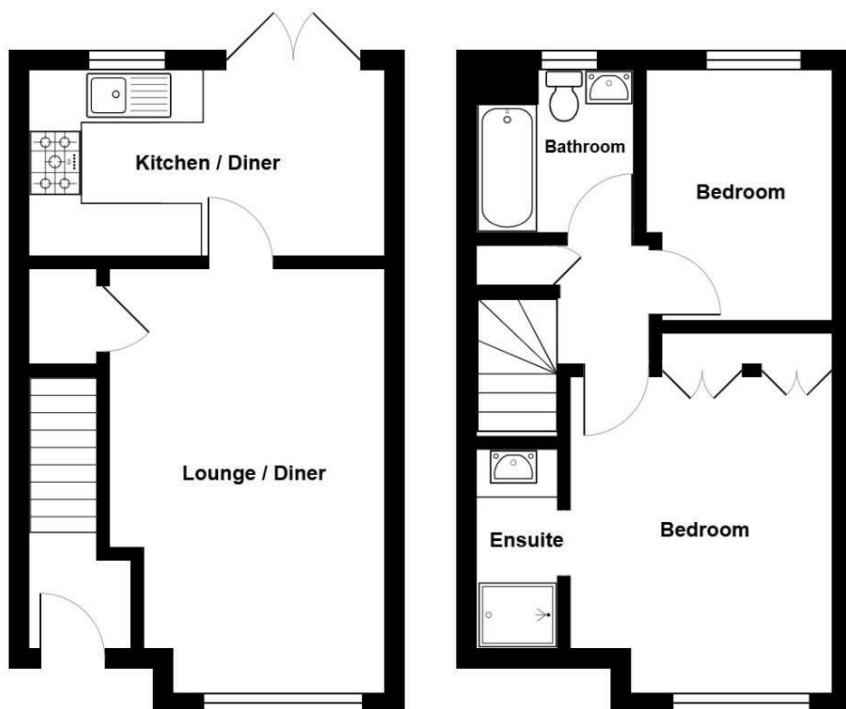
## Hybrid Map



## Terrain Map



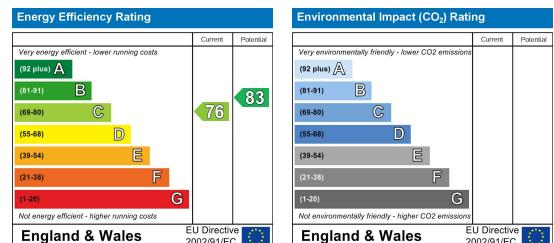
## Floor Plan



## 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.