HUNTERS®

HERE TO GET *you* THERE



Barn Close

Emersons Green, Bristol, BS16 7EP

£370,000

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Council Tax: D





1 Barn Close

Emersons Green, Bristol, BS16 7EP

£370,000





DESCRIPTION

Positioned within a quiet cul-de-sac within the popular Emersons Green development this attractive 3 bedroom semi-detached home offers a fantastic opportunity for first time buyers and families alike.
The ground floor features a welcoming entrance hallway, lounge with feature fireplace, fitted kitchen with built in oven & hob and dining room with French doors leading out to rear garden. Upstairs you will find 3 bedrooms and a family bathroom with over bath shower.
Outside the property boasts a beautifully maintained rear garden with lawn and patio, attached single garage with power and light and driveway providing off street parking.
Situated within the sought after area of Emersons Green, a short walk to all local amenities which include: retail park & shops, restaurants, coffee shops, schools, village hall, doctors and dentist.
The area has excellent transport links with easy access onto the Avon Ring Road, cycle path and motorway networks.

HALLWAY

Access via an opaque UPVC double glazed door, wood effect laminate floor, radiator, alarm control panel, stairs rising to first floor, door leading to lounge.

LOUNGE

13'4" x 12'6" (4.06m x 3.81m)
UPVC double glazed window to front, 2 radiators, feature fireplace with marble effect hearth and wood mantle, double oak glazed doors leading through to dining room.

DINING ROOM

9'1" x 8'4" (2.77m x 2.54m)
Coved ceiling, oak effect laminate flooring, under stair storage cupboard, archway leading through to kitchen, UPVC double glazed French doors leading out to rear garden.

KITCHEN

8'11" x 7'4" (2.72m x 2.24m)
UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating composite sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, space for fridge freezer, cupboard housing Worcester combination boiler, space and plumbing for washing machine, under unit lighting.

FIRST FLOOR LANDING

UPVC double glazed window to side, built in cupboard with hanging rail, loft hatch, spindled balustrade, doors to bedrooms and bathroom.

BEDROOM ONE

12'7" (max) x 9'1" (3.84m (max) x 2.77m)
UPVC double glazed window to rear, coved ceiling, radiator, TV point.

BEDROOM TWO

10'0" x 9'8" (max) (3.05m x 2.95m (max))
UPVC double glazed window to front, radiator.

BEDROOM THREE

8'10" x 6'11" (2.69m x 2.11m)
UPVC double glazed window to front, radiator, built in cupboard with hanging rail.

BATHROOM
Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains controlled shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, radiator, part tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN
Patio laid to brick paving, plant/shrub borders, well tended lawn, plant/shrub borders, water tap, outside light, courtesy door to garage, enclosed by boundary fencing.

FRONT GARDEN
Laid to lawn, plant/shrub border, brick paved pathway to entrance.

GARAGE
Attached single garage, up and over door, power and light.

DRIVEWAY
Off street parking for one vehicle.

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.









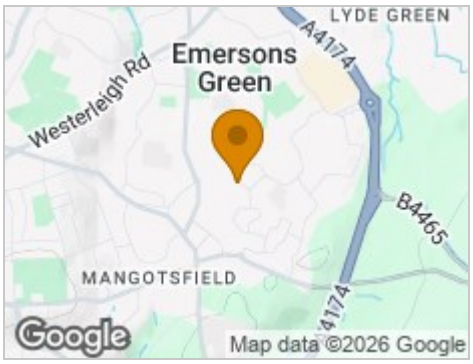
Road Map



Hybrid Map



Terrain Map



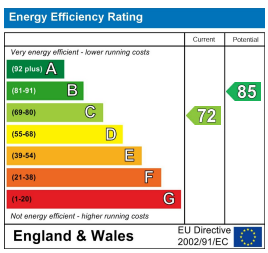
Floor Plan

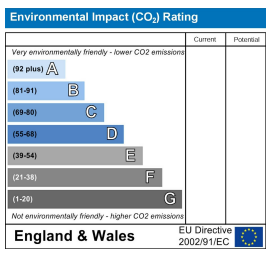


Viewing

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.

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