



Pinkers Mead, Emersons Green, Bristol, BS16
 Approximate Area = 742 sq ft / 68.9 sq m (excludes carport)
 Outbuildings = 55 sq ft / 5.1 sq m
 Total = 797 sq ft / 74 sq m
 For identification only - Not to scale

The important bit We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. We've asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

Don't forget to register and stay ahead of the crowd.

See all of our amazing properties and get lots of help at!
www.bluesky-property.co.uk
 28 Ellacombe Road, Bristol, BS30 9BA
info@bluesky-property.co.uk
 T: 0117 9328165

Like what you see? Get in touch to arrange a viewing!



9 Pinkers Mead, Emersons Green, Bristol, BS16 7EJ
Guide Price £325,000





Council Tax Band: C | Property Tenure: Freehold

Exceptional Garden! Extra Parking! Envious Emersons Green! Offered with NO ONWARD CHAIN!
 This fabulous, two bedroom home benefits from an immaculately maintained and stocked garden and is located in ever popular Emersons Green. Parking is a breeze here, with the addition of a generous Car port, within the gated garden, as well as off street parking. Versatile living by way of a lounge/ dining room, leading to a pleasant conservatory, along with a separate kitchen, give this property the edge. Further benefits include a downstairs cloakroom, and an en-suite shower room to the principal bedroom, plus a family bathroom. Conveniently placed, giving excellent proximity to the local shopping centres, local eateries and sporting facilities, makes this home a must see opportunity. The A4174 Ring Road, bus routes and cycle paths are easily accessible, providing commuters with transport links. Be sure to arrange to view this fabulous property.



Entrance Hall

6'3 x 7'9 (1.91m x 2.36m)
 Obscured double glazed panelled door to front, door to cloak room, door to kitchen, fuse box, radiator.

Kitchen

8'6 x 7'9 (2.59m x 2.36m)
 Obscured glazed panel door to cupboard, wall mounted boiler, double glazed window to rear, part tiled walls, a range of wall and base units with work tops over, one and a half bowl sink and drainer, gas hob, electric oven, space and plumbing for washing machine, space for under counter fridge.

Lounge

15' max x 12'11 max (4.57m max x 3.94m max)
 Double glazed patio doors to conservatory, door from hall, stairs to first floor, TV point, radiator.

Cloak Room

Wall mounted wash hand basin, extractor W.C., radiator.

Conservatory

10'11 x 8'10 (3.33m x 2.69m)
 Double glazed doors to side aspect, double glazed windows to side and rear, polycarbonate roof, TV point, light and fan, radiator.

First Floor Landing

Doors to rooms, stairs from ground floor, loft access, airing cupboard housing hot water tank and slatted shelving.

Bedroom One

11'10 x 8'8 (3.61m x 2.64m)
 Double glazed window to rear aspect, door to en-suite, radiator.

En-Suite

5'11 x 5'5 (1.80m x 1.65m)
 Double glazed obscured window to side aspect, fully tiled shower cubicle, vanity wash hand basin, tiled splash backs, extractor, radiator.

Bedroom Two

8'10 x 8'8 (2.69m x 2.64m)
 Double glazed window to rear, radiator.

Bathroom

5'11 x 5'9 (1.80m x 1.75m)
 Obscured double glazed window to front, panelled bath with hand held spray attachment, shaver point, pedestal wash hand basin, W.C., part tiled walls, extractor, radiator.

Rear Garden

Mainly laid to lawn with patio area, courtesy light, area laid to decorative stone, outside tap, gated side access, access to car port, flower and shrub borders, area laid to decking, Summer house with power, covered storage area behind summer house, Bin store, Car Port, gated access to parking.

Car Port

Wooden construction Car Port with light and power, located within the rear garden with gated access from off street parking spaces.

Summer House

7'9 x 5'11 (2.36m x 1.80m)
 Summer House with a decked area

Garage

15' x 13'11 (4.57m x 4.24m)

Parking

Off street parking spaces x 2 (numbered)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

