

HUNTERS®

HERE TO GET *you* THERE



Guest Avenue

Emersons Green, BS16 7GA

£425,000



Council Tax:



18 Guest Avenue

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£425,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented detached property which is conveniently located for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path, as well as being ideally situated for the amenities of Emersons Green and for local schools.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dentists.

This much loved property has spacious accommodation which comprises to the ground floor; entrance hall, cloakroom, a lounge with a feature fireplace, a modern open plan kitchen/diner with an integral oven and hob, a utility area and uPVC double glazed conservatory. To the first floor there is a modern family bathroom with an over bath shower system and three bedrooms, the master bedroom has the benefit of having a modern en suite shower room.

Additional benefits include uPVC double glazed windows, a modern Vaillant boiler supplying gas central heating, a good sized garage with power and light and electric roller door, a driveway to the front providing off street parking and a well maintained rear garden which is laid mainly to paving and lawn.

Properties in this condition are rarely available and an early internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque and bevelled glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, Karndean wood effect flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

CLOAKROOM

Opaque uPVC double glazed window to side, modern white suite comprising; W.C. and wash hand basin with chrome mixer tap and cupboard below, tiled splash backs, chrome heated towel rail, Karndean floor.

LOUNGE

12'1" x 12'11" (3.70 x 3.96)

uPVC double glazed bay window to front, coved ceiling, TV aerial point, feature fireplace housing a gas coal and flame effect fire, two radiators.

KITCHEN/DINER

17'8" x 10'5" (5.41 x 3.2)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of modern wall and base units with soft close doors and drawers incorporating a stainless steel electric double oven with four ring gas hob with stainless steel cooker hood over, integral fridge freezer, roll edged work surface and up stand, under stairs storage cupboard, two radiators, Karndean wood effect flooring, archway leading into utility and glazed panelled double doors leading into conservatory.

UTILITY

6'0" x 5'1" (1.85 x 1.57)

Plumbing for washing machine, plumbing for dishwasher, Modern wall and base unit, roll edged work surface with up stand, cupboard housing a Vaillant boiler supplying gas central heating, half opaque double glazed door leading to side.

CONSERVATORY

11'0" x 9'0" (3.37 x 2.76)

Dual aspect uPVC double glazed and dwarf wall construction, glazed roof, recessed LED spot lights, TV aerial point, radiator, Karndean wood effect flooring, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

uPVC double glazed window to side, loft access, airing cupboard, radiator, spindled balustrade, doors leading into all bedrooms and bathroom.

MASTER BEDROOM

11'1" x 11'1" (3.40 x 3.40)

uPVC double glazed window to front, coved ceiling, built in wardrobe with hanging rail and shelving, TV aerial, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, modern white suite comprising; W.C. wash hand basin with grey coloured high gloss drawer unit below and shower cubicle with chrome shower system with monsoon shower head and hand held attachment, tiled walls, chrome heated towel rail.

BEDROOM TWO

9'6" x 7'8" (2.92 x 2.36)

uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

7'11" x 7'8" (2.43 x 2.36)

uPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

6'3" x 6'2" (1.93 x 1.90)

Opaque uPVC double glazed window to side, modern white suite comprising; P shaped bath with chrome over bath shower system with side splash screen, W.C. and wash hand basin with chrome mixer tap, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

Mainly laid to loose chippings with paved path leading to a covered entrance with lighting, wrought iron and wooden fencing, wooden gates providing side pedestrian access into rear garden.

REAR GARDEN

Mainly laid to stone paved patio and lawn with established and well maintained herbaceous borders displaying a variety of various trees and shrubs, water tap, UPVC door leading into garage, garden surrounded by boundary fencing.

GARAGE

17'8" x 9'2" (5.4 x 2.8)

Garolla electric roller door, power and light. UPVC courtesy door.

OFF STREET PARKING

An area laid to Tarmacadam in front of the garage.



Road Map



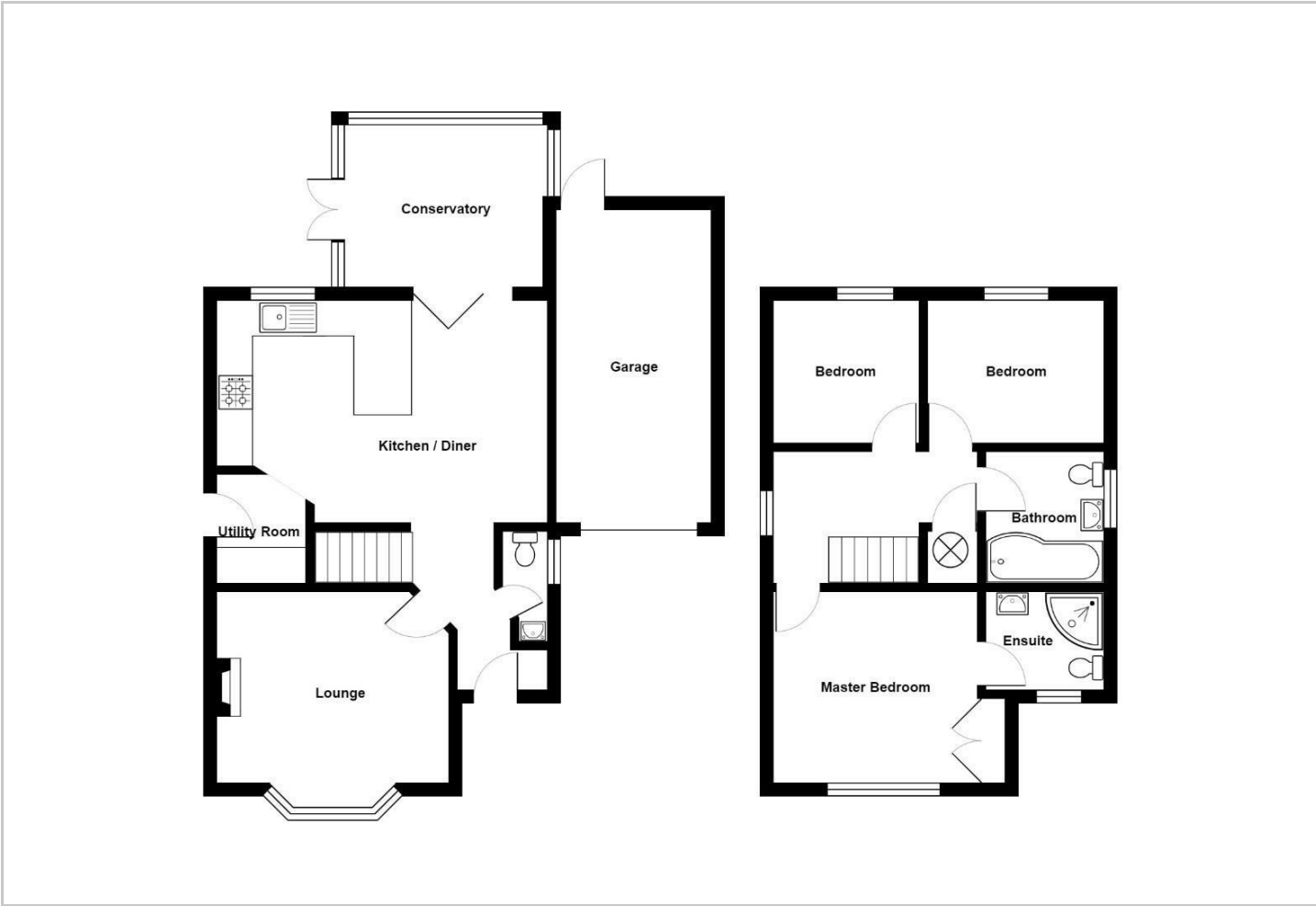
Hybrid Map



Terrain Map



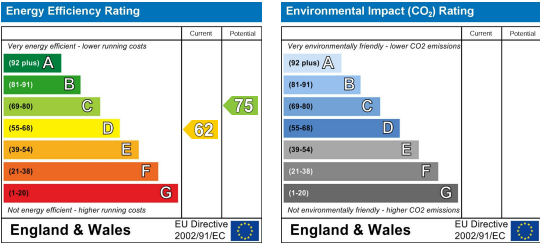
Floor Plan



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.