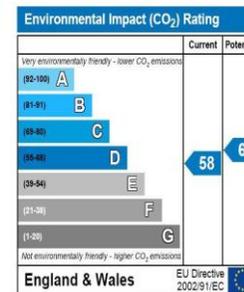
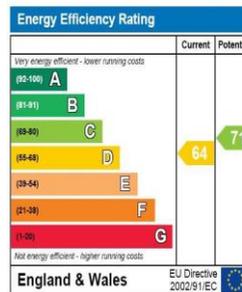




HUNTERS[®]
HERE TO GET *you* THERE

73 Slimbridge Close, Yate, BS37 8XZ | £260,000
Call us today on 01454 313575



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.



This fine semi detached property offers a lounge, fitted kitchen, dining room, gas central heating, double glazing, three good sized bedrooms and a modern bathroom with separate shower, gardens and off road parking. Early viewing recommended !!

ENTRANCE

Double glazed door into ...

HALLWAY

Wood effect flooring, radiator, doors into....

DINING ROOM

3.78m (12' 5") x 2.41m (7' 11")

Double glazed window to front, built in storage cupboards, wood effect flooring.

KITCHEN

3.25m (10' 8") 1.73m (5' 8")

A range of wall and base units with under lighting and work surface over display cabinets with lighting, one and a half bowl sink unit with mixer tap over, part tiled walls, space for gas cooker with extractor hood over, spaces for under counter fridge and dishwasher, plumbing for automatic washing machine, wall mounted boiler, electric plinth heater, tiled flooring.

LOUNGE

5.36m (17' 7") x 4.55m (14' 11")

Double glazed window to the rear, double glazed patio doors to the rear, TV point, two radiators, electric feature fire place with wooden mantle over, built in desk, stairs to first floor.

FIRST FLOOR LANDING

Access to part boarded loft space with ladder and light, airing cupboard with shelving, doors into;

BEDROOM 1

3.45m (11' 4") x 3.35m (11' 0")

Double glazed window to the front, TV point, radiator.

BEDROOM 2

3.53m (11' 7") x 3.02m (9' 11")

Double glazed window to the rear, over stairs storage cupboard, TV point, radiator.

BEDROOM 3

3.56m (11' 8") x 2.21m (7' 3")

Double glazed window to rear, TV point, radiator.

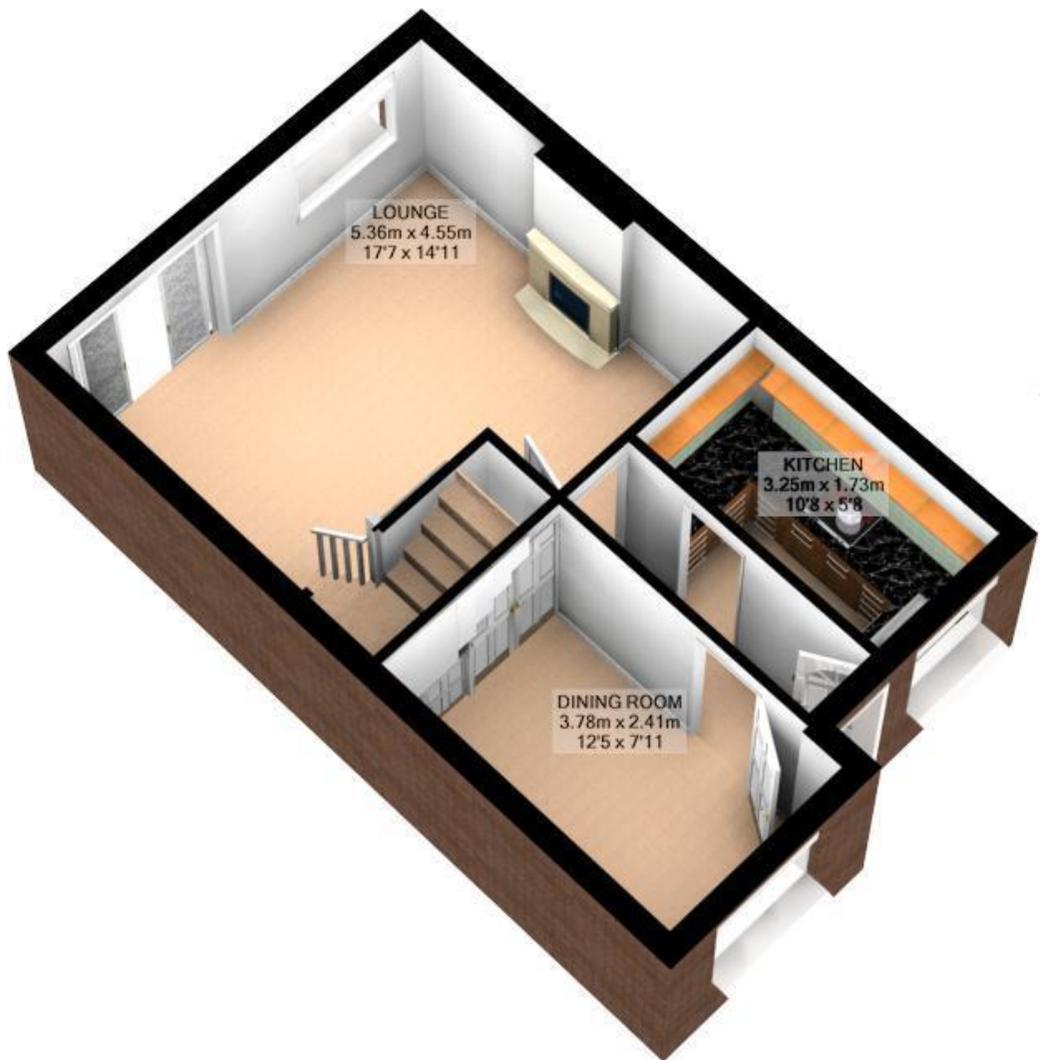
BATHROOM

3.3m (10' 10") x 1.78m (5' 10")

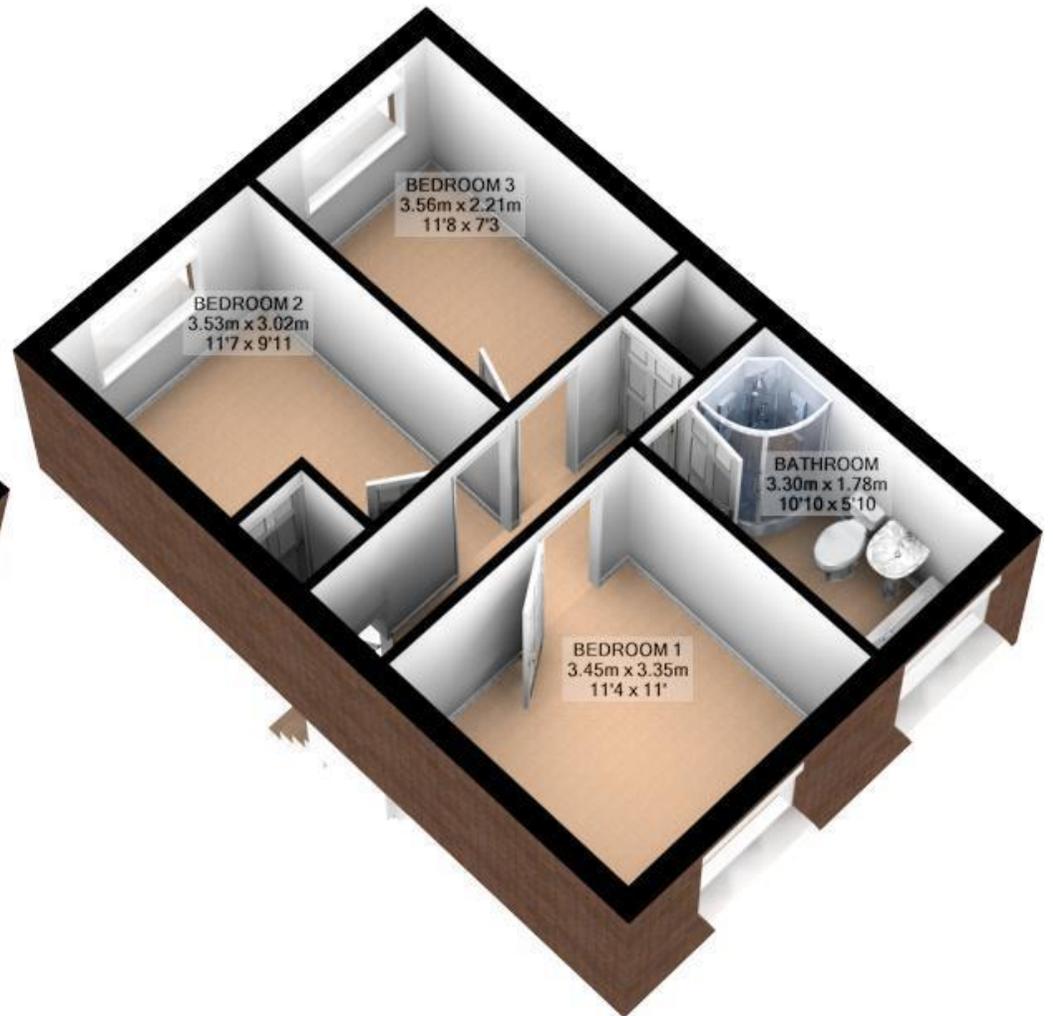
Double glazed window to the front, modern white suite comprising panelled bath with shower extension to the tap, pedestal wash hand basin, low level WC, tiled shower cubicle, heated towel rail, part tiled walls, extractor fan, tiled flooring.

OUTSIDE

The front garden is laid to hard standing with parking for two vehicles, outside tap. The enclosed rear garden is laid to lawn with patio area, garden shed, gravelled area and gated access to the front of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(439 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.5 SQ.M.
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.3 SQ.M. (864 SQ.FT.)
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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.

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