



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Prestbury, Yate, BS37 4LB | £229,950  
Call us today on 01454 313575



### «EpcGraph»

#### **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 three bedroom semi detached chalet style semi detached property offers a lounge/diner and an attractive modern kitchen and shower room, Further benefits are gas central heating, double glazing, fine sized south facing rear garden garage and hard standing.

#### **ENTRANCE HALL**

Double glazed door to front, double glazed window to side, laminate flooring, radiator.

#### **LOUNGE/DINER**

*7.54m (24' 9") x 3.56m (11' 8")*

Double glazed window to front, wood burner, TV point, radiator, French double glazed doors to rear garden.

#### **KITCHEN**

*2.64m (8' 8") x 2.54m (8' 4")*

Double glazed window to rear, range of modern wall and base units, stainless steel single drainer sink unit, work surfaces, electric oven and gas hob, cooker hood, integral fridge freezer, washing machine, cupboard housing Baxi gas boiler.

#### **LANDING**

Double glazed window to side, access to loft space.

#### **BEDROOM ONE**

*3.86m (12' 8") x 3.56m (11' 8")*

Double glazed window to front, radiator.

#### **BEDROOM TWO**

*3.58m (11' 9") x 3.23m (10' 7")*

Double glazed window to rear, radiator.

#### **BEDROOM THREE**

*2.72m (8' 11") x 1.90m (6' 3")*

Double glazed window to front, radiator.

#### **SHOWER ROOM**

Double glazed window to rear, shower cubicle, vanity wash hand basin, W/C, part tiled, heated towel rail.

#### **FRONT GARDEN**

Laid to lawn, bushes.

#### **REAR GARDEN**

Lawn, trees, fishpond, patio, garden gate.

#### **GARAGE**

Single up and over door, personal door and hardstanding.

## «Floorplan1»

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.

Hunters 80-82 Station Road, Yate, Bristol, BS37 4PH | 01454 313575 | [yate@hunters.com](mailto:yate@hunters.com) | [www.hunters.com](http://www.hunters.com)

VAT Reg. No 264 3592 88 | Registered No: 10470296 England & Wales | Registered Office: 57 High Street Thornbury BS35 2AP | A Hunters franchise owned and operated under license by J A Property Company (Bristol) Limited

