78 Rectory Close, Yate, Bristol

- Semi Detached House
- No Upward Chain
- Fitted Kitchen
- 3 Bedrooms
- Garage & Parking
- Sought After Location
- Lounge with Dining Area
- White Bathroom
- Gas Central Heating & Double Glazing
- Gardens

£310,000

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HERE TO GET *you* THERE

Nestled in the desirable cul-de-sac of Rectory Close in Yate, Bristol, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming entrance hall that leads into a lounge with bay window, complete with a dining area, perfect for entertaining guests or enjoying family meals.

The fitted kitchen is both practical and inviting, providing ample space for culinary creations. This home features three well-proportioned bedrooms, ensuring comfort and privacy for all family members. The white bathroom is neatly presented, offering a clean and fresh space for relaxation.

With the added benefits of gas central heating and double glazing, this property promises warmth and energy efficiency throughout the year. The exterior of the home is equally appealing, with gardens to both the front and rear, providing a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the property includes a garage and parking, a rare find in such a sought-after location.

Situated conveniently close to Yate Shopping Centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this delightful home to fully appreciate its charm and potential.

Entrance Hallway
Double glazed door, stairs to first floor with storage cupboard under, radiator, doors into

Lounge
15'4" into bay x 10'5"
Double glazed window to the front, radiator, electric feature fireplace, archway into

Dining Room
10'4" x 8'5"
Double glazed patio doors to the rear, radiator.

Kitchen
10'4" x 8'3"
Double glazed window to the rear, double glazed door to the side, range of matching wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, electric oven with gas hob (currently disconnected) with cooker hood over, integrated fridge/freezer and dishwasher, washing machine, part tiled walls.

First Floor Landing
Double glazed window to the side, access to loft space, doors into

Bedroom One
12'11" x 9'3"
Double glazed window to the front, radiator, wardrobes.

Bedroom Two
10'6" x 9'4"
Double glazed window to the rear, radiator.

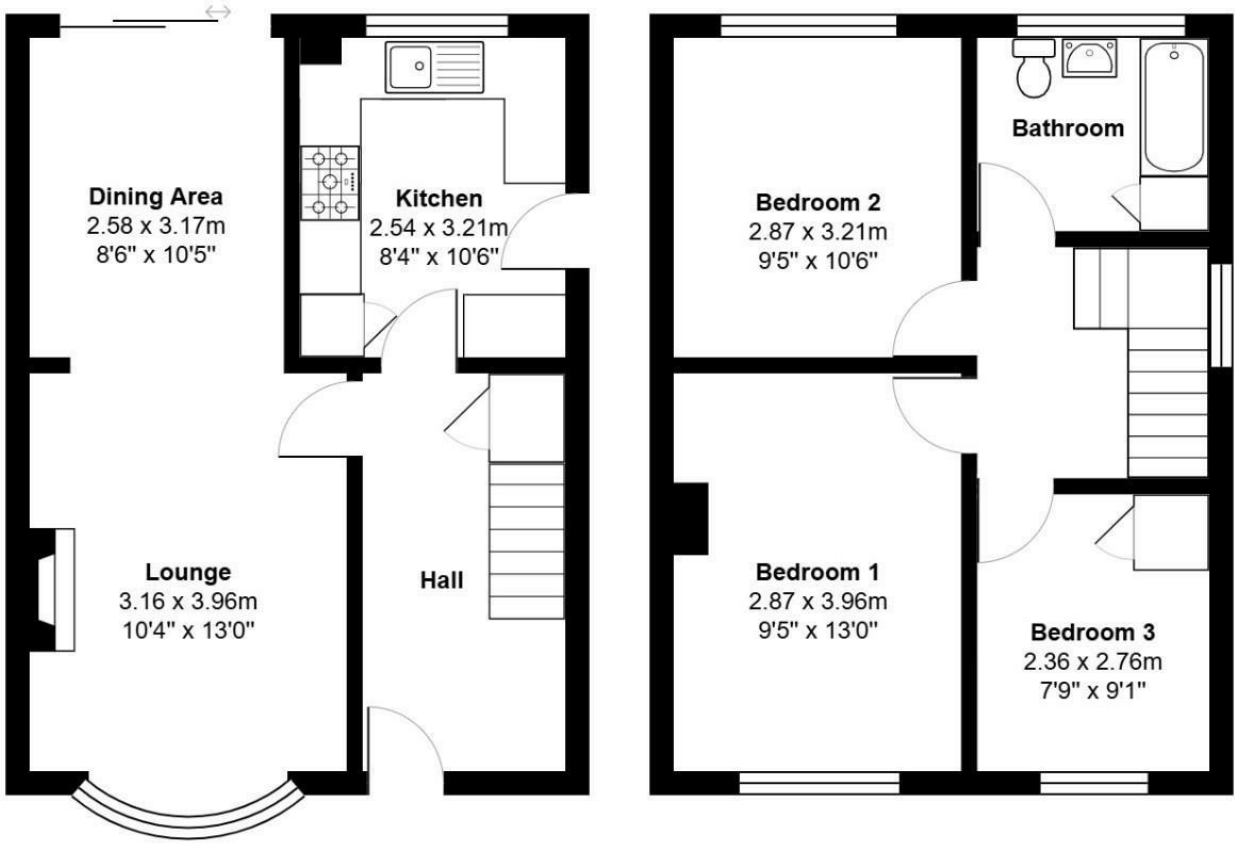
Bedroom Three
9'max x 7'8" max
Double glazed window to the front, radiator, built in cupboard.

Bathroom
7'11" x 7'
Double glazed window to the rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, radiator, cupboard housing gas boiler with shelving.

Outside
The front is laid to lawn with pathway to the front door.
The enclosed rear garden is laid to patio with stone edging, outside tap, gated access to both the front and rear of the property.

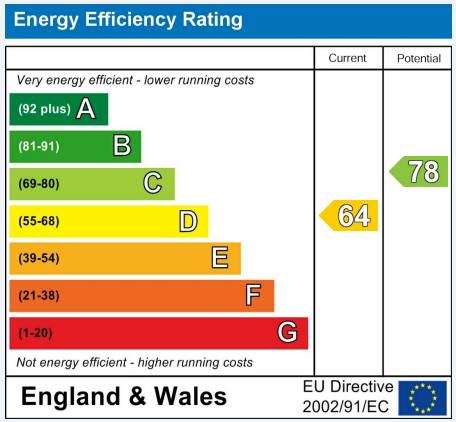
Garage
There is a single garage with up and over door, and parking to space to the side.

Agents Note
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.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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