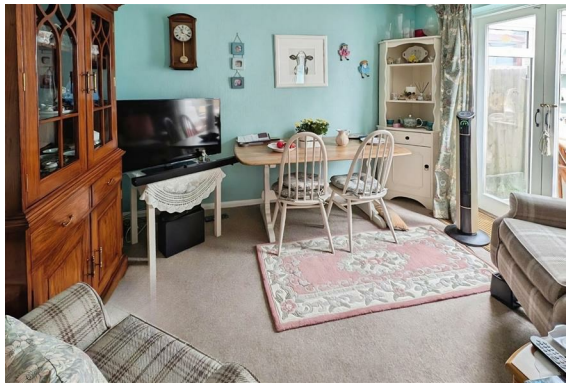


2 Ullswater Close, Yate, Bristol

- Semi Detached House
- Modern Kitchen
- Conservatory
- Wet Room
- Garage & Parking
- Lounge
- Dining Room
- 3 Bedrooms
- Gardens to Front, Side and Rear
- No Upward Chain

£325,000

HUNTERS®
HERE TO GET *you* THERE

Situated in Ullswater Close in Yate, Bristol, this charming semi-detached property presents an excellent opportunity for those seeking a well-presented home with no upward chain. Conveniently located near town amenities, this residence is perfect for families and professionals alike.

Upon entering, you are welcomed by a delightful porch that leads into a spacious lounge, ideal for relaxation and entertaining. The modern kitchen and dining room provide a stylish space for culinary pursuits and family meals, while the adjoining conservatory offers a bright and airy area to enjoy the garden views throughout the seasons.

The property boasts three comfortable bedrooms, providing ample space for family or guests. The modern white wet room is both practical and aesthetically pleasing, ensuring a refreshing start to your day.

Additional features include mostly double-glazed windows and gas central heating, ensuring warmth and comfort throughout the year. The gardens to the front, rear, and side of the property offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Furthermore, the property benefits from a garage and parking, adding to the convenience of this lovely home.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this delightful residence your own.

Porch
Double glazed door, storage cupboard, multi paned door into

Lounge
18' x 12'10" max
Double glazed window to the front, radiator, TV point, brick fireplace with gas feature fire, stairs to 1st floor with storage cupboard under. Door into

Kitchen
11'6" x 8'8" max
Double glazed window and glazed door to conservatory, range of wall, drawer and base units with wooden work surfaces over, stainless steel sink unit, space for electric oven with extractor fan over, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, part tiled walls, door into

Dining Room
10'9" x 8'9"
Glazed French doors to the conservatory, radiator, TV point.

Conservatory
11'10" x 11' max
Double glazed construction with poly carbonate roof, radiator, double glazed doors opening to the rear garden.

First Floor Landing
Access to loft space, storage cupboard with shelving, doors into

Bedroom One
12'5" x 10'2"
Double glazed window to the front, radiator, built in mirrored wardrobes.

Bedroom Two
9'3" x 9'2"
Double glazed window to the rear, built in wardrobes, radiator, further fitted wardrobes.

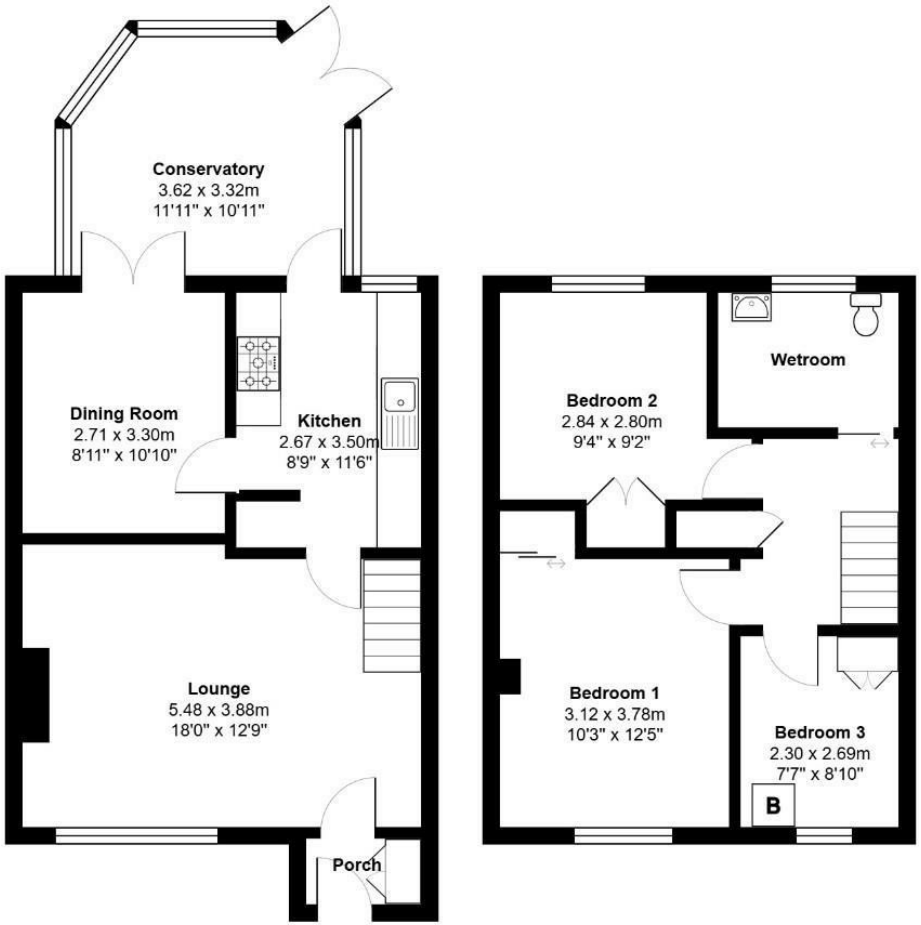
Bedroom Three
8'10" x 7'7" max
Double glazed window to the front, built in wardrobe, radiator.

Wet Room
8'4" x 5'3"
Double glazed window to the rear, white suite comprising, WC, pedestal wash hand basin, electric shower with screen, tiled walls, extractor fan, wall heater, heated towel rail.

Outside
The front is laid to lawn with mature hedge border, tree, with shrub borders and pathway leading to the front door.
The enclosed rear garden is laid mainly to lawn with patio areas, garden shed, outside tap, mature tree, shrub and plant borders, garden pond and brick paved side area, gated access leading to the garage.

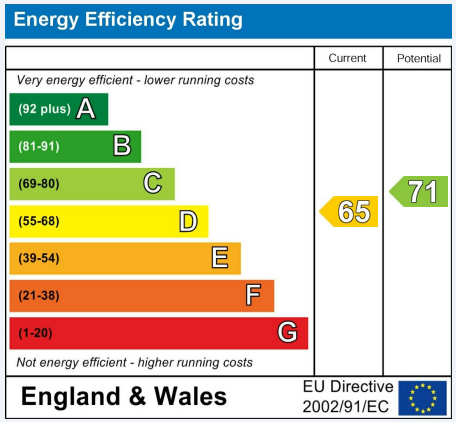
Garage
There is a single garage with electric roller door, double glazed courtesy door to the side and parking space to the side.

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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The Property Ombudsman