



9 Bader Close

- Well Presented Semi Detached
- Modern Fitted Kitchen/Diner
- 3 Bedrooms
- Gardens to Front & Rear
- Viewing Strongly Advised
- Lounge
- Conservatory
- Modern White Bathroom
- Parking

Offers In Excess Of £325,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this beautifully presented semi-detached house located in the desirable area of Bader Close, North Yate.

This charming property, built in the 1980's, offers a comfortable living space of 764 square feet, making it an ideal home for families or those seeking a bit more room.

As you enter, you are greeted by a welcoming entrance lobby that leads into a spacious lounge, perfect for relaxation or entertaining guests. The lounge seamlessly opens into a modern fitted kitchen and dining area, which is equipped with

built-in appliances, making meal preparation a delight.

Adjacent to this area is a lovely conservatory that invites natural light with underfloor heating and provides a tranquil space to enjoy the garden views.

The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. A modern family bathroom completes the upstairs layout, ensuring convenience for all.

This property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. The rear and side gardens offer a lovely outdoor space for gardening or enjoying the fresh air, while the front of the house features parking potential for two vehicles, adding to the convenience of this home.

In summary, this semi-detached house in North Yate is a wonderful opportunity for those looking for a well-maintained property in a friendly neighbourhood. With its modern amenities and spacious layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful house your new home.



Double glazed door into

Hallway

Stairs to 1st floor, radiator, wood effect flooring opening into

Lounge

13'3" x 12'4"

Double glazed window to the front, Tv point, radiator, archway opening into

Kitchen/Diner

15'6" x 10'11"

Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap electric oven and hob with splash back and cooker hood over, built in appliances that include slimline dishwasher, washing machine, fridge/freezer and microwave, space for table and chairs, radiator, wood effect flooring, opening into

Conservatory

9'6" x 9'4"

Double glazed construction with glass roof, underfloor heating, double glazed door opening to the garden.

First Floor Landing

Double glazed window to the side, access to part boarded loft space, doors into

Bedroom One

13' x 8'9" to wardrobes

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Two

9'2" x 8'11"

Double glazed window to the rear, airing cupboard housing gas boiler with shelving, radiator.

Bedroom Three

6'8" x 6'6"

Double glazed window to the front, built in cupboard, radiator.

Bathroom

6'2" x 6'1"

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, wood effect flooring.

Outside

The front provides parking for two vehicles with stones and tarmac.

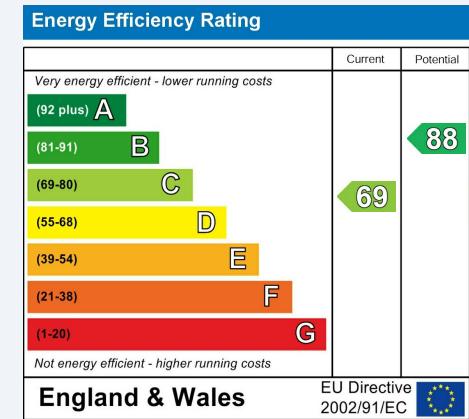
The enclosed rear and side garden laid to artificial lawn with patio area and decorative stones with side access space for garden shed and gates opening to the front.

Agents

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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.

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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.

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>