

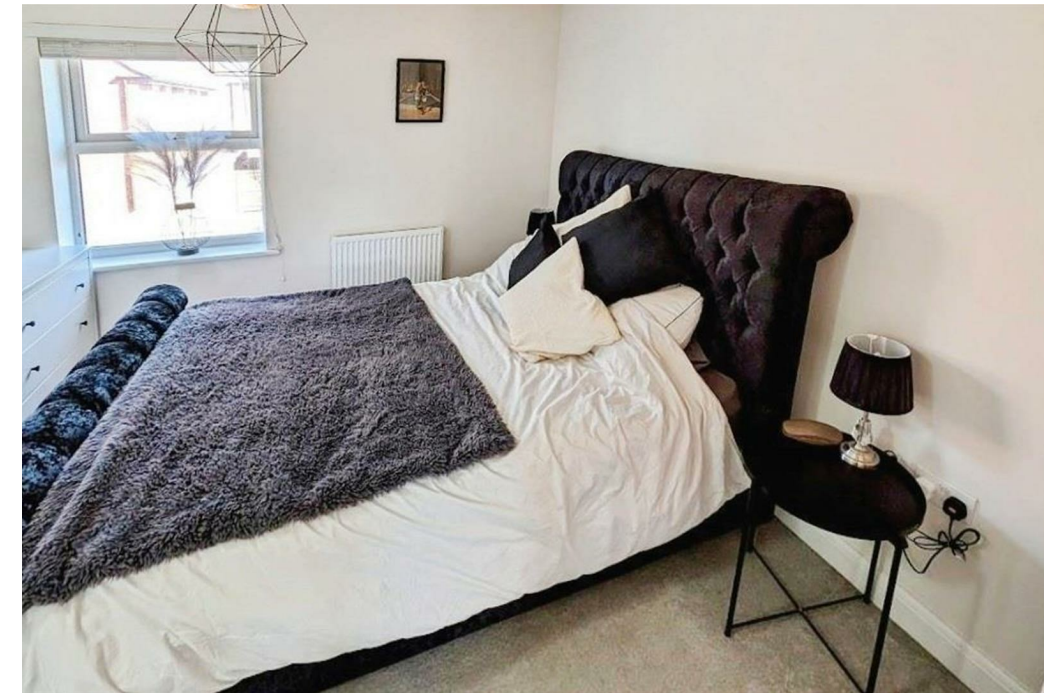


Derham Crescent, Yate, BS37 7EQ

£335,000

 3  2  2  B

This stunning semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entrance hall welcomes you into the home, leading to two inviting reception rooms that provide ample space for relaxation and entertaining. The lounge is a cosy retreat, perfect for unwinding after a long day, while the well-fitted kitchen/diner is a culinary enthusiast's dream. This area is designed for both functionality and style, making it an excellent space for family meals or hosting friends. The modern bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and convenient. Additional features include a downstairs cloakroom, which is particularly useful for guests, and gas central heating throughout the property, ensuring warmth and comfort during the colder months. The house also benefits from off-road parking, providing secure and convenient access for your vehicles. Situated in a pleasant position, this property offers great appeal. Ring now for an internal inspection for full appreciation!



ENTRANCE HALL

Double glazed door to front, stairs to first floor, tiled floor, radiator.

DOWNSTAIRS CLOAKROOM

Pedestal wash hand basin, tiled splashbacks, W/C, xtractor fan, tiled floor, radiator.

LOUNGE 15'4" x 10'9"

Double glazed windows, double glazed French doors to rear garden, laminate flooring.

KITCHEN/DINER 18'6" max - 8'2" x 11'10" max

Double glazed window to front and side, range of modern wall and base units, work surfaces, sink with mixer tap, built in electric oven and gas hob, cooker hood, integral fridge freezer, dishwasher and washing machine, cupboard housing gas boiler, understairs cupboard, inset ceiling lights, radiator.

LANDING

Access to loft, cupboard.

BEDROOM ONE 13'6" max - 10'6" x 10'7"

Double glazed window to rear, built in wardrobes, radiator.

EN SUITE

Double glazed window to side, pedestal wash hand basin, tiled splashbacks, W/C, shower cubicle, tiled floor, inset ceiling lights, extractor fan, heated towel rail.

BEDROOM TWO 11'8" x 8'7"

Double glaze window to front, radiator.

BEDROOM THREE 10'7" max - 8'2" x 6'6"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, bath, pedestal wash hand basin, W/C, partly tiled heated towel rail.

FRONT GARDEN

Small front garden of lawn and srubs.

REAR GARDEN

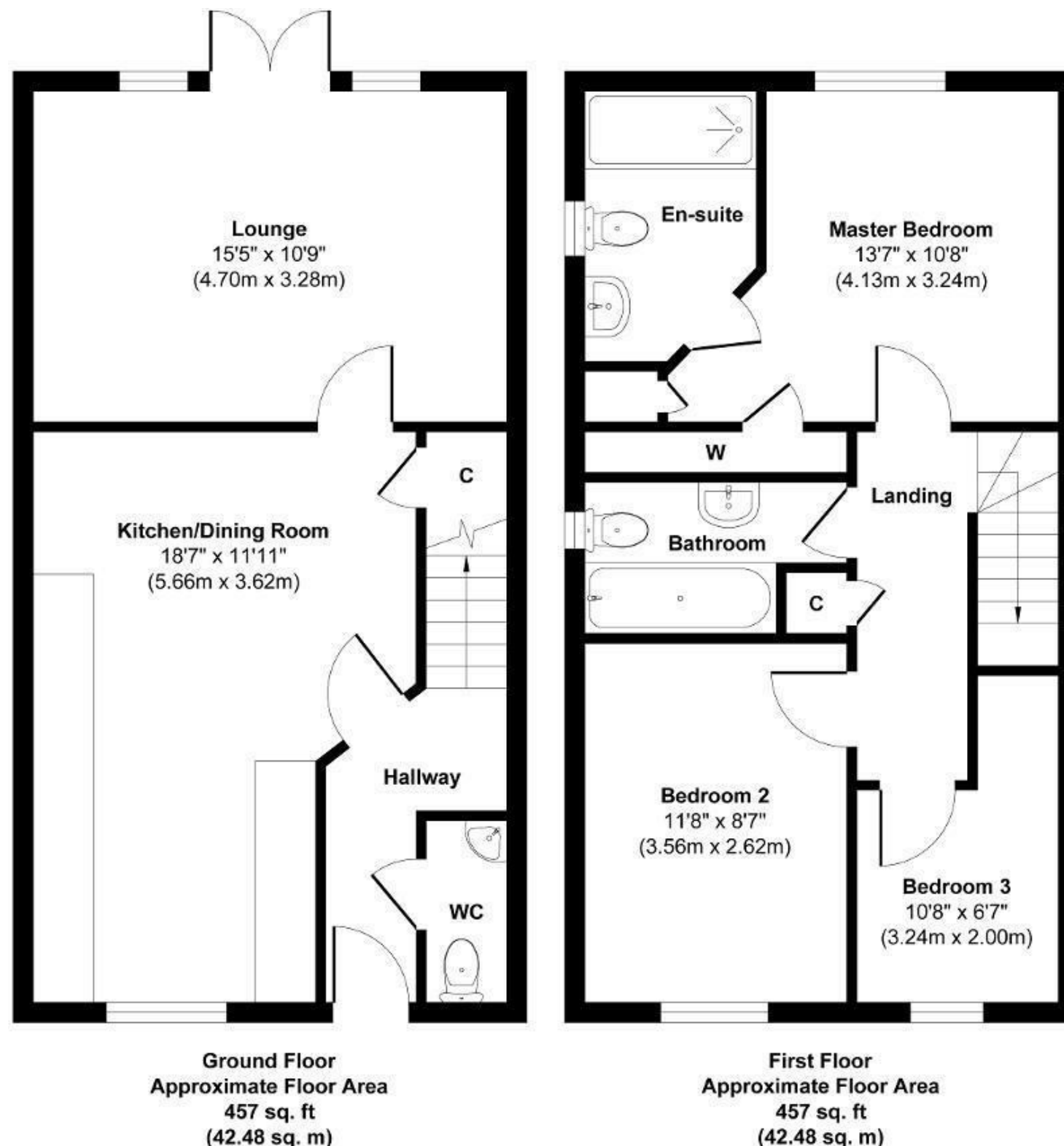
Laid to lawn, garden shed, patio, access to driveway.

DRIVEWAY

Driveway to 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”



Tenure: Freehold
Council Tax Band: C

- Semi Detached House
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Well Fitted Kitchen/Diner
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.