



## 86 Cranleigh Court Road, Yate, Bristol

- End of Terrace
  - Kitchen
- Modern White Bathroom
- Gardens to Front, Side and Rear
  - No Upward Chain
- Lounge & Dining Area
- 3 Bedrooms with Boarded Room
- Double Glazed & Gas Central Heating
  - Garage & Parking

**£310,000**



This delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The ground floor features a welcoming entrance hall that leads to a spacious dining area and a comfortable lounge, creating a warm and homely atmosphere. The well-appointed kitchen is conveniently located on the ground floor, making meal preparation a breeze.



Ascending to the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation. The modern white bathroom is a standout feature, complete with a separate shower cubicle, ensuring both style and functionality.



An additional loft room is accessible on the second floor, providing versatile space that could serve as a further bedroom, study, playroom, or extra storage, although it does have reduced head height.



The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The inclusion of solar panels further enhances its eco-friendly credentials.



Outside, the property boasts an enclosed rear and side garden, ideal for outdoor gatherings or simply enjoying the fresh air. A front garden provides off-street parking, while a garage at the rear adds convenience for storage or additional parking needs. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the chance to view this lovely property in a central Yate location.

Double glazed door with matching double glazed side panels into

#### Entrance Hallway

Double glazed window to the side, stairs to 1st floor with cupboard under, radiator, wood flooring, door to kitchen and opening into

#### Dining Area

11' x 10'1"

Double glazed window to the rear, radiator, wood effect flooring, opening into

#### Lounge

11'11" x 11'7" max

Double glazed window to the front, radiator.

#### Kitchen

14'2" x 7'

Double glazed window to the rear and side, double glazed door to the garden, range of wall drawer and base units with work surface over, stainless steel sink unit, spaces for fridge/freezer and electric oven with cooker hood over, plumbing for washing machine, breakfast bar with radiator under, wood effect flooring.

#### First Floor Landing

Double glazed window to side, stairs to nd floor, doors to

#### Bedroom One

11'11" x 9'10"

Double glazed window to the front, radiator.

#### Bedroom Two

11'1" x 9'10"

Double glazed window to the rear, radiator.

#### Bedroom Three

7'7" x 6'8"

Double glazed window to the front, radiator.

#### Bathroom

7'7" x 5'6"

Double glazed window to the rear, white suite comprising tiled bath, WC, pedestal wash hand basin, tiled shower cubicle, heated towel rail, part tiled walls and tiled flooring.

#### Second Floor Landing

Double glazed Velux window, door into

#### Boarded Loft (reduced head room)

13'1" widening to 17'9" x 10'7"

Two double glazed Velux windows , two eaves storage cupboards, radiator.

#### Outside

The front is walled with stones providing parking space and access to front door. The enclosed rear garden has enclosed decked area with gated access leading to further garden laid to stones, outside tap, pergola, gated access leading to the side and courtesy door into garage.

#### Garage

15'7" x 8'3"

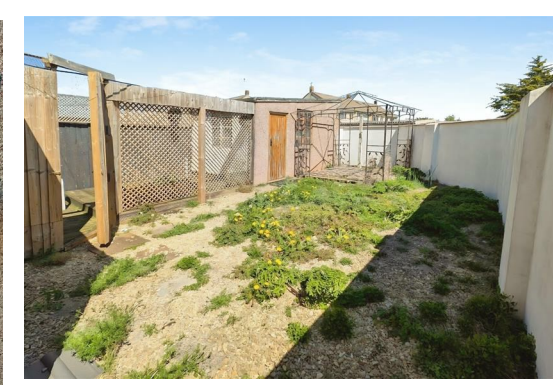
Up and over door, courtesy door, glazed window, light and power.

#### Note

There are solar panels with this property (unsure if ownership)

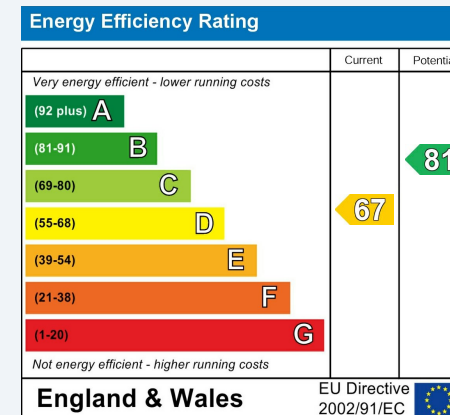
#### Agents Note

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.



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