



Cambrian Drive,
Yate
BS37

£400,000

2 2 1 C

This well-presented extended detached bungalow offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance porch that leads into a bright and airy lounge, perfect for relaxation or entertaining guests. The property boasts two generous double bedrooms, providing ample space for rest and privacy. The master bedroom features an en suite, adding a touch of luxury to your daily routine. The well-fitted kitchen/diner is a highlight of the home, designed for both functionality and style, and it seamlessly opens to the rear garden, creating an ideal setting for al fresco dining or enjoying the outdoors. Completing this lovely home is a well-appointed bathroom and a garage, providing additional storage and parking options. The gardens surrounding the property are easy to manage offering a tranquil space to unwind. With no onward chain, this bungalow is ready for you to move in and make it your own. Whether you are looking for a peaceful retreat or a family home, this property is sure to impress. Don't miss the opportunity to view this exceptional bungalow in a sought-after location.



Entrance Porch
Double glazed door to front, sealed double glazed arched window.

Lounge 17'6" x 14'8"
Double glazed window to front, feature fire place with gas fire, radiator.

Inner Hall
Access to loft space with loft ladder and gas combination boiler, storage cupboard, double glazed window to side, double glazed door to side, two radiators.

Kitchen/Diner 17'4" x 8'10"
Double glazed window to the rear, range of wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven and electric hob, integral fridge/freezer, washing machine, radiator, double glazed French doors to rear garden.

Bathroom
Double glazed obscure window to side, bath with electric shower over, wash hand basin, W/C, tiled walls, heated towel rail.

Bedroom One 13'6" x 10'4"
Double glazed window to side, radiator.

En Suite
One and a half sized Shower cubicle, pedestal wash hand basin, W/C, tiled walls, tiled floor, inset ceiling lights, heated towel rail, extractor fan.

Bedroom Two 13'6" x 10'4"
Double glazed window to side, radiator.

Front Garden
Laid to block pavier, shrub bed.

Rear Garden
Laid to patio, flower border, bushes, tree, two garden gates one each side of the property.

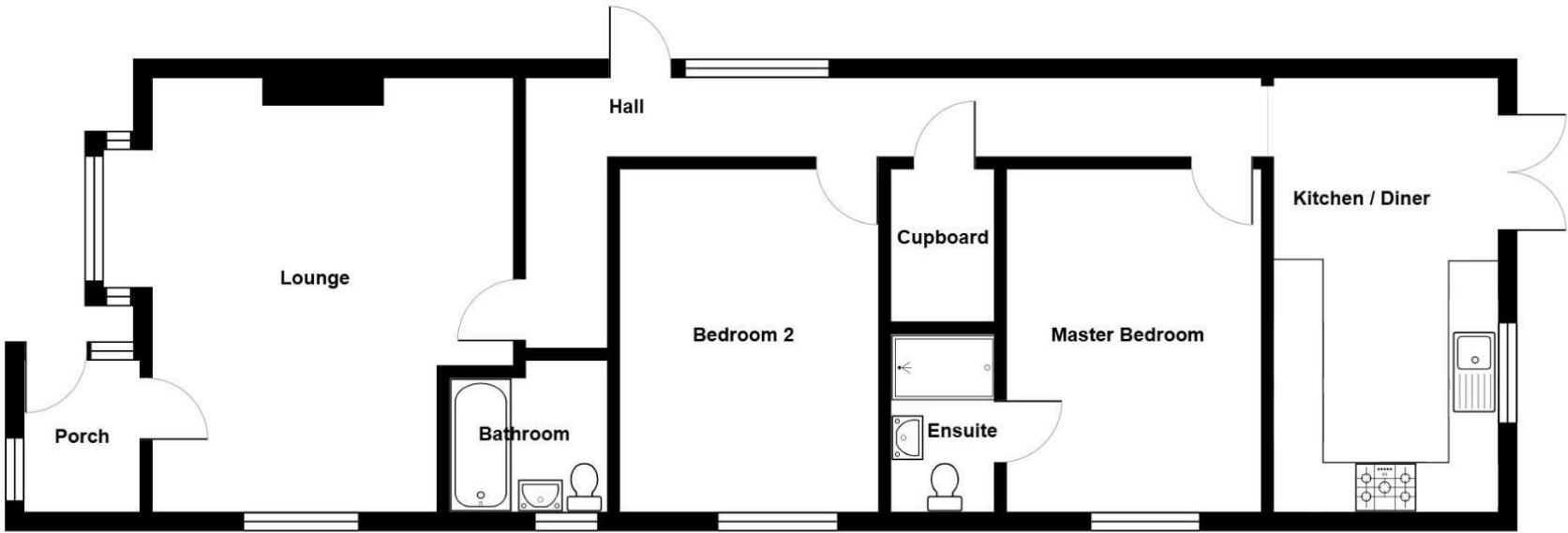
Garage
Single garage with up and over door, hardstanding to the front, personal door.

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: D

- Well presented Extended Detached Bungalow
- Entrance porch
- Lounge
- Well Fitted Kitchen/Diner
- Bathroom
- En Suite
- Two Double Bedrooms
- Gas Central Heating, Double Glazing
- Garage and Gardens
- No Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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.