68 Rectory Close, Yate, Bristol

- Semi Detached House
- Lounge/Diner
- 3 Bedrooms
- Double Glazed Gas Central Heating
- Garage
- Sought After Location
- Kitchen
- Shower Room
- Gardens
- No Upward Chain

£300,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the desirable Rectory Close, Yate, Bristol, this semi-detached house presents an excellent opportunity for those seeking a family home in a sought-after location. Spanning approximately 850 square feet, the property boasts a well-thought-out layout, featuring a welcoming entrance hall that leads into a spacious lounge/diner, perfect for both relaxation and entertaining.

The kitchen is functional and offers ample space for culinary pursuits. The property comprises three comfortable bedrooms, providing plenty of room for family or guests. A modern shower room completes the interior, ensuring convenience for daily living.

This home benefits from gas central heating and double glazing, enhancing comfort throughout the seasons. Outside gardens to both front and rear, along with a garage that offers additional storage or parking options.

Although the property is in need of a little tender loving care, it presents a fantastic opportunity to personalise and make it your own. With no upward chain, this home is ready for you to move in and start creating lasting memories. Viewing is strongly advised to fully appreciate the potential this property has to offer.

Don’t miss out on the chance to secure a lovely home in a vibrant community, just a stone's throw from Yate town centre.

Entrance Hallway
Double glazed French doors to the front, radiator, stairs to 1st floor with storage cupboard under, doors into

Lounge/Diner
22'11" max x 10'11" - 8'10"
Double glazed window to the front, two radiators, TV point, double glazed patio door to the rear.

Kitchen
10'3" x 8'5"
Double glazed window to the rear, wall and drawer units with work surface over, sink with mixer tap over, part tiled walls, spaces for electric oven washing machine and fridge/freezer, double glazed door to the side.

First Floor Landing
Double glazed window to the side, access to loft space, doors into

Bedroom One
12'7" x 9'11"
Double glazed window to the front, radiator.

Bedroom Two
10'4" x 9'9"
Double glazed window to the rear, radiator.

Bedroom Three
8'6" x 7'7"
Double glazed window to the front, radiator.

Shower Room
Double glazed window to the rear, white suite comprising tiled double shower with Triton shower, vanity wash hand basin, concealed cistern WC, heated towel rail, extractor fan, cupboard housing Worcester gas boiler.

Outside
The front is laid to lawn with tree.
The enclosed rear garden patio with small wall, bush paved area and gated access leading to the rear.

Garage
There is a single garage with up and over 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.

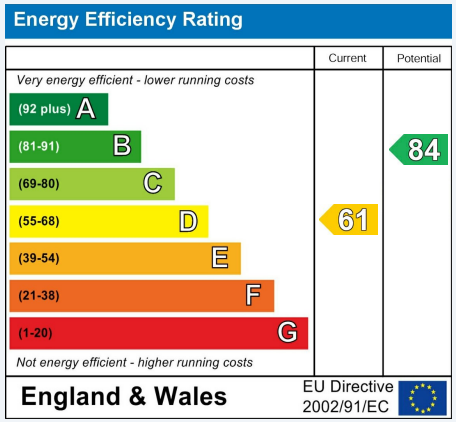
Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

The Property Ombudsman

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.

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