



## 8 Rectory Close, Yate

- Sought After Location
  - Lounge/Diner
  - Three Bedrooms
- Low Maintenance Garden
- Garage & Parking

- Semi Detached House
- Modern Fitted Kitchen
- Modern White Bathroom
- Overlooking the Green
- Well Presented

**£325,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Nestled in the charming Rectory Close, this well-presented semi-detached house offers a delightful living experience. Spanning an impressive 861 square feet, this property, built in 1970's is perfect for families or those seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge diner, ideal for both relaxation and entertaining. The kitchen, conveniently located on the ground floor, provides a functional space for culinary pursuits. The abundance of natural light throughout the home creates a warm and inviting atmosphere.

The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat. A modern white bathroom completes the upper level, ensuring that all your needs are met with style and convenience.

This property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, the single garage and gated parking provide ample space for vehicles and storage.

The low-maintenance garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. Overlooking a green area, this home offers a tranquil setting while still being conveniently located near local amenities.

In summary, this semi-detached house on Rectory Close presents an excellent opportunity for those seeking a comfortable and well-located home. With its light accommodation, modern features, and outdoor space, it is sure to appeal to a wide range of buyers.



### Entrance Hallway

Double glazed door to side with double glazed side panel, stairs to 1st floor with cupboard under, door into

### Lounge/Diner

24' x 11'1" max

Double glazed window to the front, double glazed French doors with double glazed side panels to the rear, two radiators, TV point.

### Kitchen

11'2" x 8'6"

Double glazed window to the rear, double glazed door to the side, range of modern wall, drawer and base units with work surface over, sink unit with mixer tap over, spaces for Range cooker with cooker hood over, and fridge/freezer, integrated dishwasher, plumbing for washing machine, part tiled walls with serving hatch, kick board heater.

### First Floor Landing

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

### Bedroom One

12'11" x 10'

Double glazed window to the front, radiator.

### Bedroom Two

10'3" x 9'11"

Double glazed window to the rear, radiator.

### Bedroom Three

8'6" x 7'10"

Double glazed window to the rear, radiator.

### Bathroom

8'3" x 7'7"

Double glazed window to the rear, white suite comprising panelled bath with shower over, vanity wash hand basin, concealed cistern WC with work surface over, radiator, part tiled walls, airing cupboard housing gas boiler and shelving, extractor fan.

### Outside

The front garden is laid to lawn with mature shrubs and gravelled stone edging with pathway leading to the side door and over looking green area.

The enclosed private low maintenance rear garden is laid to patio with stone edging and blocked paved parking area leading to double gated access to the rear, with courtesy double glazed door into the garage.

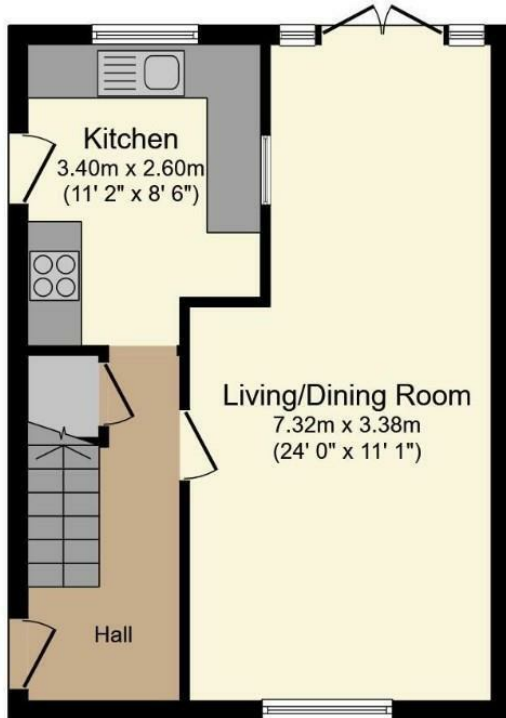
### Garage

17'3" x 7'10"

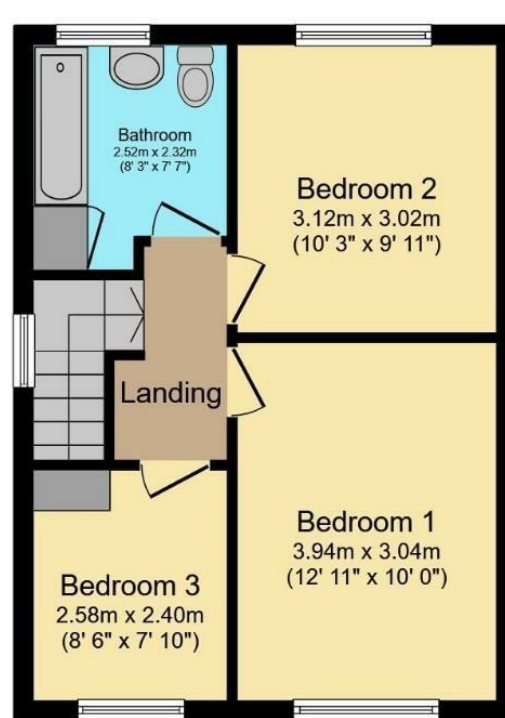
There is a single garage with electric roller door, light and power with courtesy double glazed door to the rear.

### 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"



**Ground Floor**



**First Floor**



**Garage**

## 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.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>75</b>               | <b>81</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

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Total floor area 88.7 sq.m. (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

### 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.



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