





Coopers Drive,  
Yate,  
BS37

£295,000

2 1 1 D

This well presented semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. This property offers a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The dining area seamlessly connects to a contemporary kitchen, making it a fine setting for meals and gatherings. This delightful residence features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern bathroom is designed with convenience in mind, catering to the needs of the household. Additional highlights include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The westerly facing rear garden is offering a retreat for outdoor enjoyment, whether it be gardening, barbecues, or simply unwinding in the fresh air. Off-road parking to the front of the property adds to the convenience, making this home not only attractive but practical as well. With its appealing location this property is sure to attract interest. Do not hesitate to arrange an internal inspection to fully appreciate this lovely home!





Composite door into

Entrance Hall

Door into

Lounge 15'4" x 12'5" max

Double glazed window to the front, stairs to 1st floor, radiator, TV point, opening into

Kitchen/Diner 12'5" x 8'1"

Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, double electric oven with gas hob and cooker hood over, plumbing for washing machine, spaces for fridge/freezer, dishwasher, table and chairs, radiator, part tiled walls, tiled flooring.

First Floor Landing

Access to loft space, doors into

Bedroom One 12'4" x 8'1" max

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

Bedroom Two 12'4" max x 8'1"

Double glazed window to the front, airing cupboard with hot water tank and shelf, radiator.

Bathroom

Double glazed window to the side, white suite comprising panelled bath with shower over, inset ceiling lights, vanity wash hand basin, WC, part tiled walls, extractor fan, heated towel rail.

Outside

The front is laid to hard standing providing off street parking for several vehicles.

The rear garden is laid to lawn, with patio area, further gravel stone area, shed, gated access to the front.

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

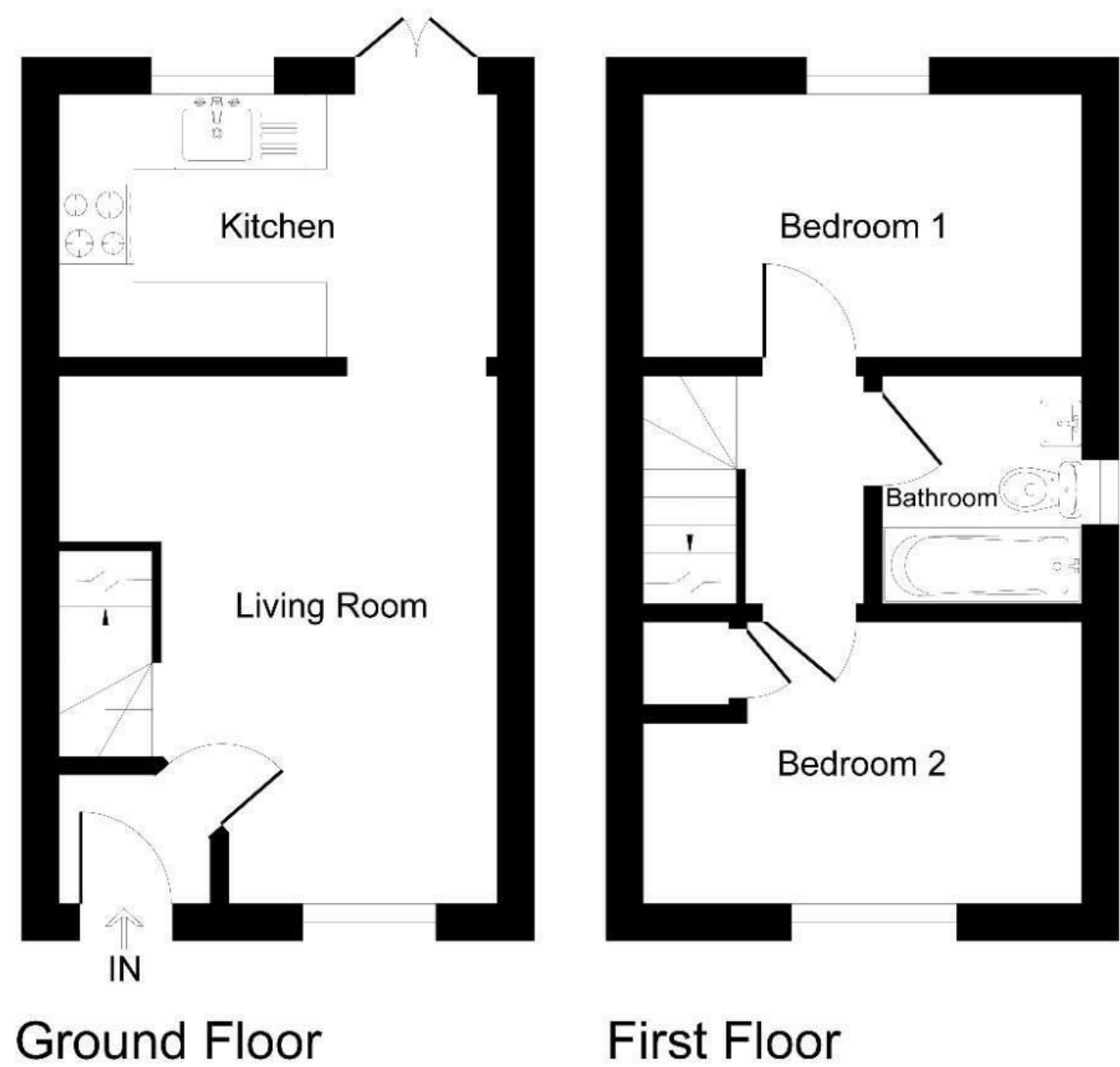


Illustration for identification purposes only, measurements are approximate, not to scale.

- Sought After Location
- Semi Detached
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Modern White Bathroom
- Gas Central Heating, Double Glazing
- Off Street Parking
- Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.