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Muirfield, Yate, Bristol | £300,000
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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		
England & Wales	EU Directive 2002/91/EC	84

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		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Offered for sale with no upward chain is this well presented end of terrace bungalow. The property offers light and airy living accommodation that briefly comprises entrance hallway, lounge, kitchen/diner, conservatory, 2 double bedrooms and white shower room. Further benefits include gas central heating, double glazing, garage and low maintenance gardens to both the front and rear. Situated close to popular Kingsgate Park this property is sure to create much interest. Early internal inspection strongly advised.

Entrance Hallway

Double glazed door, radiator, storage cupboard, doors leading into

Lounge

16'3" x 12'1"

Double glazed window to the front and to the side, TV point, radiator, electric feature fire with wooden surround.

Kitchen/Diner

13'8" x 11'5"- 8'6"

Double glazed window to the side and rear, range of wall drawer and base units with work surface over, sink unit with mixer tap, part tiled walls, spaces for electric oven, fridge/freezer, washing machine and slimline dishwasher, pantry cupboard housing Ideal gas boiler, space for table and chairs, radiator, access to part boarded loft space with shelving, ladder and light, double glazed door leading into

Conservatory

7'5" x 7'5"

Double glazed construction with poly carbonate roof with tiled flooring, double glazed door opening to the rear garden.

Bedroom One

13'9" x 10'1"

Double glazed window to the rear, built in cupboard, range of wardrobes with over bed storage, bedside cabinets, dressing table and drawers set, radiator.

Bedroom Two

13'11" x 9'3" - 7'4"

Double glazed window to the front, radiator.

Shower Room

10'9" x 5'4"

Double glazed window to the rear, white suite comprising, shower, WC and vanity wash hand unit with further base cupboard with work surface over, heated towel rail, part tiled walls, extractor fan.

Outside

The front garden is laid to stones with raised shrub borders, gated access leading to the rear, pathway leading to the front door.

The enclosed south easterly facing rear garden is laid to stones with patio area, shrub and plant borders, small tree, outside tap, greenhouse, gated access to both front and rear of the property.

Garage

There is a garage on plot with up and over door, light and power with work bench, glazed window to the rear and courtesy door into the rear garden.



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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