



37 Vicarage Road, Coalpit Heath, Bristol

- Well Presented Extended Semi Detached House
 - Double Glazed Conservatory
 - Five Bedrooms
 - En Suite
 - Fine Sized Rear Garden
- Lounge/Diner
 - Kitchen
- Modern Family Bathroom
- Gas Central Heating, Double Glazing
- Garage and ample off Road Parking

£480,000

HUNTERS®

HERE TO GET *you* THERE

This well-presented extended semi-detached house offers a perfect blend of comfort and modern living. With five spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are welcomed by three inviting reception rooms, providing versatile areas for relaxation and entertainment. The lounge/diner is particularly noteworthy, offering a warm and inviting atmosphere for family gatherings. The double-glazed conservatory enhances the living space, allowing natural light to flood in and providing a lovely view of the fine-sized rear garden. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The modern family bathroom is designed with convenience in mind, while the en suite adds an extra touch of privacy for the master bedroom.

This home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property boasts a generous rear garden, perfect for outdoor activities and summer barbecues. Additionally, there is a garage and ample off-road parking, making it easy for residents and guests alike.

In summary, this semi-detached house on Vicarage Road is a wonderful opportunity for those looking for a spacious and well-appointed family home in a desirable location. With its modern amenities and charming features, it is sure to appeal to a wide range of buyers.



Entrance Hall

Double glazed door to front, understairs cupboard, stairs to first floor, radiator.

Lounge/Diner

25'2" x 11'10" - 9'1"

Double glazed window to front, feature fire place with gas fire, inset ceiling lights, laminate flooring, two radiators, double glazed sliding doors to conservatory.

Kitchen

11'10" x 8'8"

Double glazed window to rear, range of wall and base units, work surfaces, single drainer one and a half bowl sink unit, space for oven, cooker hood, space for washing machine and space for fridge/freezer, radiator, double glazed door to side.

Conservatory

10'4" x 7'5"

Double glazed with dwarf wall, radiator, double glazed French doors to rear garden.

First Floor Landing

Stairs to second floor. velux window.

Bedroom Two

13'4" x 10'7"

Double glazed window to front, inset ceiling lights, radiator.

Bedroom Three

11'10" x 11'1" max

Double glazed window to rear, cupboard housing Worcester gas boiler, laminate flooring, radiator.

Bedroom Four

13'2" x 7'0"

Double glazed window to side and rear, laminate flooring, radiator.

Bedroom Five

7'9" x 7'4"

Double glazed window to front, radiator.

Bathroom

8'2" x 6'8"

Double glazed window to rear, bath with shower cubicle, pedestal wash hand basin, W/C, tiled to walls and floor, heated towel rail.

Second Floor

Bedroom One

15'8" x 10'2" - 11'5"

Double glazed window to rear, double glazed velux window to front, storage into eaves, sloping ceiling, inset ceiling lights, radiator.

En Suite

7'8" x 7'6"

Double glazed window to rear, shower area, vanity wash hand basin, W/C, shaver point, inset ceiling lights, part tiled walls, tiled floor, heated towel rail.

Front Garden

Laid to lawn, bushes, block pavier.

Rear Garden

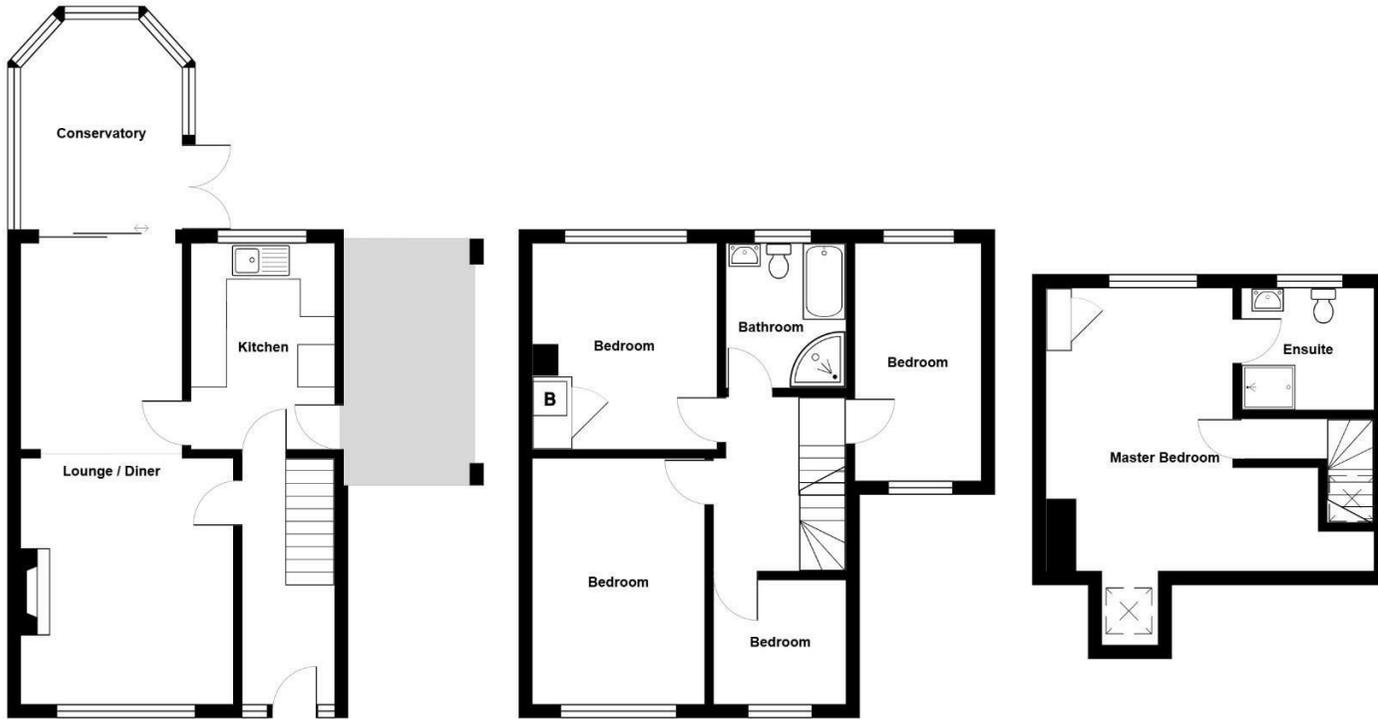
Laid to lawn, with patio, trees, bushes, garden shed, outside tap, garden gate.

Garage

Single pre fab garage/workshop with up and over door, personal door, power and light and driveway.

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"



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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>