



12 Green Crescent, Frampton Cotterell, Bristol, BS36 2FG

- Semi Detached
 - Lounge
- Three Bedrooms (Master En-Suite)
- Gas Central Heating, Double Glazing
- Gardens
- Cloakroom
- Kitchen/Diner
- Bathroom
- Garage & Parking
- No Upward Chain

Offers In Excess Of £330,000

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HERE TO GET *you* THERE

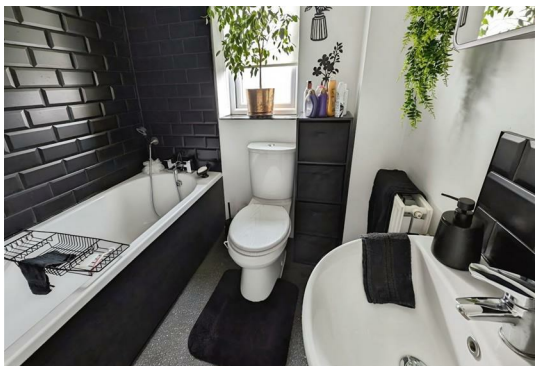
This well-presented semi-detached house offers a delightful blend of modern living and comfort. Built in 2012, the property spans an inviting 775 square feet and is perfect for families or those seeking a spacious home without the hassle of a chain.

Upon entering, you are welcomed by a convenient entrance porch that leads to a cloakroom, providing practicality for everyday living. The ground floor features a lounge that seamlessly connects to a stylish kitchen/diner, creating an ideal space for entertaining guests or enjoying family meals.

The first floor boasts three bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience. A modern family bathroom serves the additional bedrooms, showcasing contemporary fixtures and fittings.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for relaxation or play. Additionally, there is parking along with a garage under a nearby coach house, providing ample storage and convenience.

This delightful home is offered with no onward chain, making it an excellent opportunity for those looking to move in swiftly. With its modern features and prime location, this property is not to be missed.



Entrance Hall

Double glazed door, wood effect flooring, radiator.

Cloakroom

Double glazed window to the front, white suite comprising WC, pedestal wash hand basin, extractor fan, radiator.

Lounge

17'8" x 15'1" including stairs - 8'4"

Double glazed windows to the front and side, stairs to 1st floor, TV point, two radiators, door into

Kitchen/Diner

15' x 9'

Double glazed window and double glazed French door to the rear, range of modern wall, drawer and base units with work surface over, stainless steel sink unit, cupboard housing gas boiler, built in electric oven and hob with extractor fan over, plumbing for washing machine, radiator, space for table and chairs.

First Floor Landing

Access to loft space, storage cupboard, doors into

Bedroom One

11'10" x 8'6"

Double glazed window to the front, built in wardrobes, radiator, door into

En-Suite

Double glazed window to the side, tiled shower cubicle, WC, wash hand basin, shaver point, radiator.

Bedroom Two

10'2" (to inside of wardrobe) x 8'6"

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

Bedroom Three

8'8" x 6'3"

Double glazed window to the front, radiator.

Bathroom

6'3" x 5'7"

Double glazed window to rear, white suite comprising, panelled bath, WC, wash hand basin, shaver point, radiator.

Garden

Front garden is laid to lawn with shrub border and pathway to front door.

The enclosed rear garden is laid to lawn, with border and steps leading down to gated access to the rear.

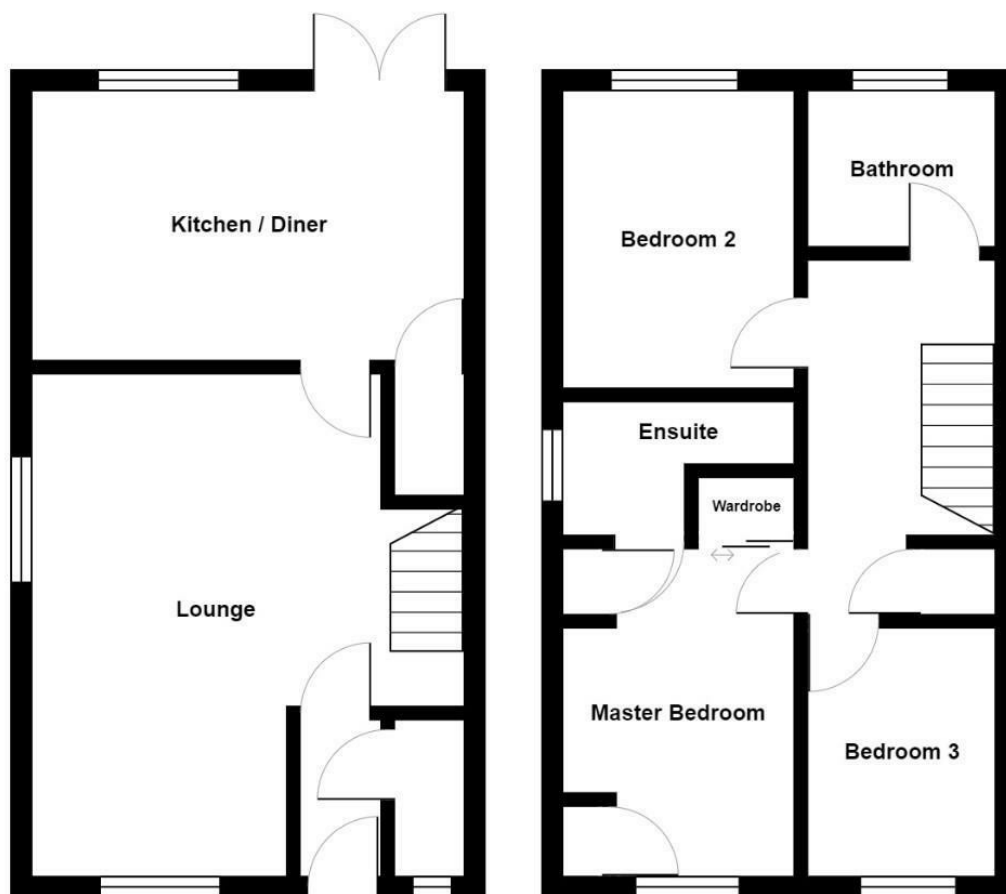
Garage

Single garage with up and over door and parking to the front.

Agents Note

There is a community charge of £203 every 6 months


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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

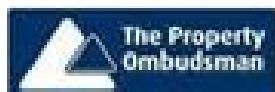
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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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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