

# HUNTERS®

HERE TO GET *you* THERE



## Buckthorn Court

Yate, Bristol, BS37 7DG

Guide Price £280,000



Nestled in the charming Buckthorn Court, Yate, this delightful mid-terrace house is a gem waiting to be discovered. Built in the modern era this property boasts a contemporary feel with all the comforts of a well-maintained home. As you step inside, you are greeted by an inviting entrance hall leading to a cosy lounge perfect for entertaining guests or simply unwinding after a long day. The ground floor also features a convenient downstairs cloakroom, ideal for guests. The heart of the home lies in the well-fitted kitchen diner, offering a space where culinary delights can be created and shared. The modern bathroom exudes style and relaxation, providing a tranquil retreat for those much-needed moments of self-care. Upstairs, you will find two bright and airy bedrooms, each offering a peaceful sanctuary for rest and relaxation. The property is equipped with gas central heating and double glazing, ensuring warmth and comfort throughout the seasons. Outside, the easy-to-maintain rear garden provides a lovely outdoor space for enjoying a morning coffee or hosting summer barbecues. With parking for two vehicles, convenience is at your doorstep in this lovely abode. Don't miss the opportunity to make this house your home. Schedule an internal inspection to fully appreciate the charm and comfort this property has to offer. Welcome to your new beginning at Buckthorn Court!





ENTRANCE HALL  
Double glazed door to front, radiator.

DOWNSTAIRS CLOAKROOM  
Wash hand basin, W/C, radiator.

LOUNGE 12'11" x 11'6" (3.94m x 3.51m)  
Double glazed window to front, stairs to first floor, radiator.

KITCHEN/DINER 14'5" x 9'3" (4.39m x 2.82m)  
Double glazed window to rear, range of wall and base units, one and a half bowl single drainer sink unit, work surfaces, built in electric oven and electric hob, integral fridge freezer dishwasher and washing machine, storage cupboard, tiled floor and gas boiler.

LANDING  
Doors into

BEDROOM ONE 11'0" x 10'9" (3.35m x 3.28m)  
Double glazed window to front, access to loft space, fitted wardrobes, walk in wardrobe, storage cupboard, radiator.

BEDROOM TWO 11'3" x 7'11" (3.43m x 2.41m)  
Double glazed window to rear, radiator.

BATHROOM  
Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, extractor fan, radiator.

FRONT GARDEN  
Gravel stone border, paving and shrubs.

REAR GARDEN  
Patio area with railings and steps leading to area laid to artificial grass with patio stone edging, gravel stone border and tree with gated access to the rear.

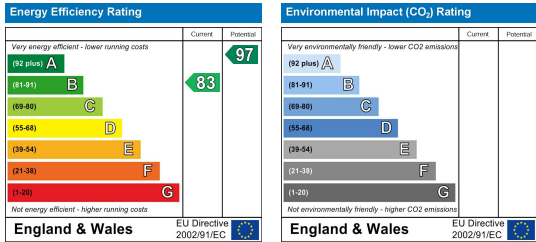
PARKING  
Two parking spaces.

SERVICE CHARGE  
£220 Per year.

Area Map



Energy Efficiency Graph



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.