

## 39 Shackleton Avenue, Yate, Bristol

- Well Presented Link Detached House
  - Entrance Hall
- Excellent Fitted Kitchen
  - Garden Room
- Garage and Parking
- Entrance Porch
  - Lounge
- Modern Shower Room
- Southerly Facing Rear Garden
- Walking Distance to Yate Shopping Centre

**£335,000**

**HUNTERS®**

HERE TO GET *you* THERE



**ENTRANCE PORCH**

Double glazed door to front, double glazed sealed window.

**ENTRANCE HALL**

Double glazed door, stairs to first floor, vertical radiator.

**LOUNGE**

14'11" x 10'11"

Double glazed bow window to front, understairs cupboard, radiator.

**KITCHEN**

14'2" x 8'5"

Double glazed window to rear, range of modern wall and base units, work surfaces, built in electric double oven and induction hob with extractor hood, fridge freezer, one and a half bowl sink unit, space for washing machine, plinth heater, double glazed French doors into conservatory.

**CONSERVATORY**

10'6" x 8'1"

Double glazed with dwarf wall, wall mounted electric panel heater, double glazed French doors to rear garden.

**LANDING**

Double glazed window to side, cupboard housing Worcester combination gas boiler, part boarded loft space with loft ladder.

**BEDROOM ONE**

13'11" max x 8'1"

Double glazed window to front, radiator.

**BEDROOM TWO**

9'9" x 8'1"

Double glazed window to rear, radiator.

**BEDROOM THREE**

9'4" max x 5'11"

Double glazed window to front, built in cupboard, radiator.

**SHOWER ROOM**

Double glazed window to rear, Shower cubicle with rainfall head shower, vanity wash hand basin, W/C, extractor fan, part tiled walls, vertical radiator.

**FRONT GARDEN**

Cobblestone driveway to front and slate gravel bed with bushes.

**REAR GARDEN**

Southerly facing rear garden laid to lawn with patio, slate gravel edging, pergola, garden shed, shrub borders, side gate.

**GARAGE**

Single with electric roller door, pitched roof with ceiling storage, power and light, cold tap, door to rear garden.



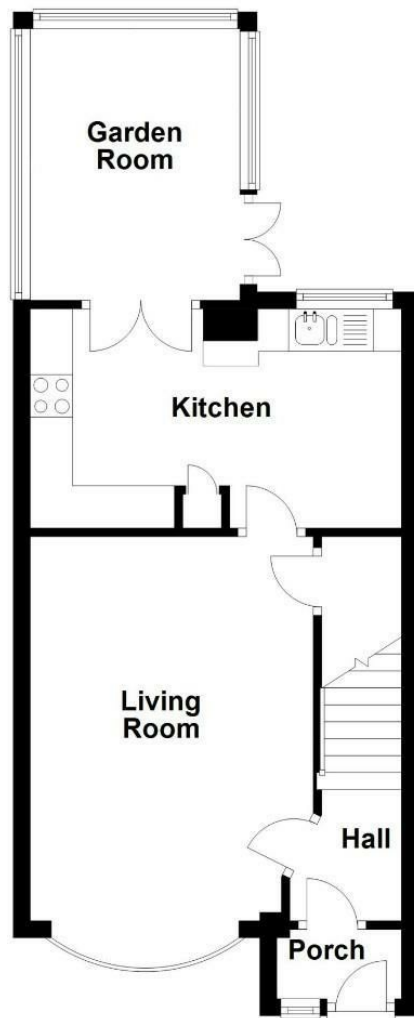






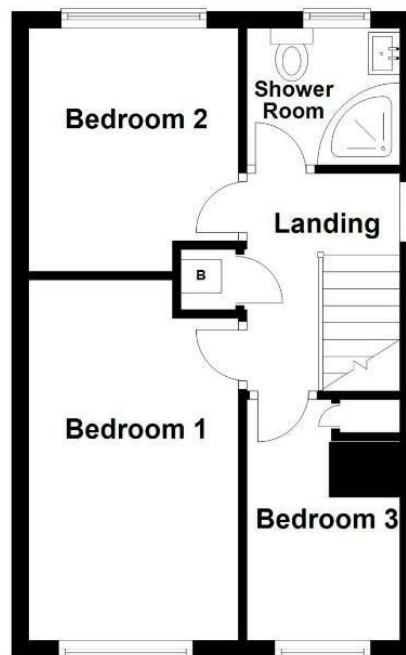
## Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 73.1 sq. metres (787.1 sq. feet)

## 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.



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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