



Deerhurst

Yate, Bristol, BS37 4JP

£285,000



This three bedroom chalet style semi detached property has the added bonuses of an entrance porch, downstairs shower room as well as an upstairs bathroom and a garden room. Further benefits are gas central heating, double glazing, gardens and a garage. Contact us for an early internal inspection in order to avoid disappointment!



ENTRANCE PORCH

Double glazed entrance door, double glazed screens.

ENTRANCE HALL

Single Glazed door, double glazed window to side, understairs cupboard, storage cupboard, stairs to first floor, radiator.

DOWNSTAIRS SHOWER ROOM

Shower Cubicle, wash hand basin and W/C, tiled floor.

LOUNGE 14'6" x 12'2"- 10'11" (4.42m x 3.71m- 3.33m)

Double glazed window to front, feature fire place with gas fire, radiator, single glazed double doors to

DINING ROOM 10'2" x 10'1" (3.10m x 3.07m)

Double glazed doors to garden room, radiator.

GARDEN ROOM 10'10" x 10'9" (3.30m x 3.28m)

Double glazed windows to rear, dwarf wall, double glazed door to rear garden.

KITCHEN 13'3" x 7'10" (4.04m x 2.39m)

Double glazed window to rear, range of wall and base units, single drainer one and a half bowl sink unit, tiled splashbacks, work surfaces, built in electric oven, electric hob and extractor hood, space for washing machine and space for fridge freezer.

LANDING

Double glazed window to side, access to loft space.

BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, part tiled, radiator.

BEDROOM ONE 12'7" x 10'6" (3.84m x 3.20m)

Double glazed window to front, fitted wardrobes, cupboard housing Worcester gas boiler, radiator.

BEDROOM TWO 12'0" x 10'8" - 8'7" (3.66m x 3.25m - 2.62m)

Double glazed window to rear, fitted wardrobes, radiator

BEDROOM THREE 7'6" x 7'5" (2.29m x 2.26m)

Double glazed window to front, radiator.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Laid to patio, area laid to gravel stones, raised border, garden gate.

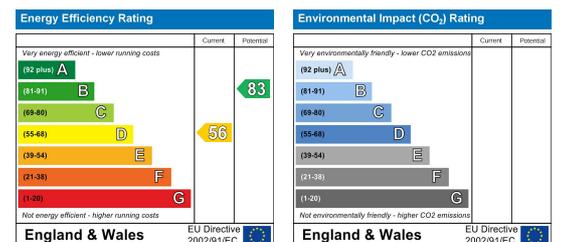
GARAGE

Single garage with up and over door in a block directly at the rear of the property.

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.