



## 55 Slimbridge Close, Yate, Bristol, BS37 8XZ

- Extended Semi Detached
  - Two Receptions
    - Utility
    - Gardens
- Viewing Strongly Advised
- 3 Double Bedrooms
- L Shaped Modern Kitchen Dining Room
- Bathroom and Shower Room
- Garage & Parking

**Guide Price £390,000**

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**This well presented three bedroom semi detached property has been renovated and extended offering light and airy living accommodation that briefly comprises, entrance porch, reception room, lounge, L-shaped modern fitted kitchen/dining room, Utility and Shower room to the ground floor. Upstairs can be found three good size bedrooms and white family bathroom. Further benefits include gas central heating, double glazing, enclosed good sized rear garden, garage with additional parking for three vehicles. A credit to its current owners, this property is sure to create much interest. Early internal viewing strongly advised.**

**Porch**

Double glazed door with matching double glazed side panel.

**Reception One**

15'5" x 7'9"

Double glazed window to the front, radiator, wood effect flooring.

**Lounge**

13'6" x 10'8"

Double glazed window to the front, radiator, TV point, wood flooring, electric wall mounted fire opening with stairs leading up to first floor and storage cupboard.

**L- Shaped Kitchen/ Dining Room**

**Kitchen**

10'2" x 7'10"

Double glazed window to the rear, range of modern wall, and base units with work surface over, part tiled walls, stainless steel sink unit with mixer tap over, integrated dishwasher and fridge/freezer, built in double oven, gas hob with extractor hood over, wood effect flooring.

**Dining Area**

11'2" x 7'10"

Double glazed French doors opening to the rear, radiator, wood effect flooring.

**Utility**

10'3" x 8'

Double glazed door to the side, range of larder and base units with work surface over, stainless steel sink unit with mixer tap over, spaces for washing machine and tumble dryer, cupboard housing gas boiler, wood effect flooring, internal door into garage and door into

**Shower Room**

10'4" x 2'11"

Double glazed window to the rear, white suite comprising, tiled shower cubicle, vanity wash

hand basin with mixer tap over, low level WC, part tiled walls, radiator, wood effect flooring.

**First Floor Landing**

Access to part boarded loft space with ladder and light, storage cupboard, doors into

**Bedroom One**

12'5" x 9'9"

Double glazed window to the front, built in wardrobes, feature panelled wall, radiator.

**Bedroom Two**

11' x 9'10"

Double glazed window to the rear, radiator.

**Bedroom Three**

9' x 8'8"

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

**Bathroom**

8'11" x 5'6"

Double glazed window to the rear, white suite comprising, panelled bath with mixer tap and electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, tiled effect flooring.

**Outside**

The front has been laid to hard standing providing parking for three vehicles with paved pathway to the front door.

The enclosed southerly facing rear garden is mainly laid to lawn with raised astro turf play area, mature tree, raised border, patio area, outside tap, gated access leading to the side.

**Attached Garage**

There is an attached single garage with electric roller door (14'10" x 10'6") with light and power, courtesy door to with stud wall providing additional storage area (4'9" x 10'6") with light and power, courtesy door leading into the utility area.





## ENERGY PERFORMANCE CERTIFICATE

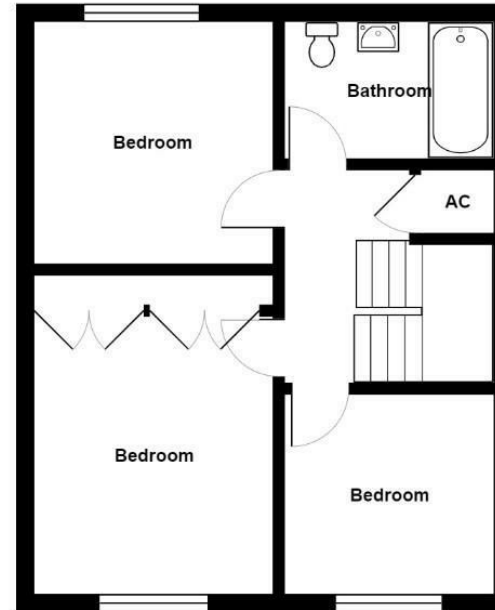
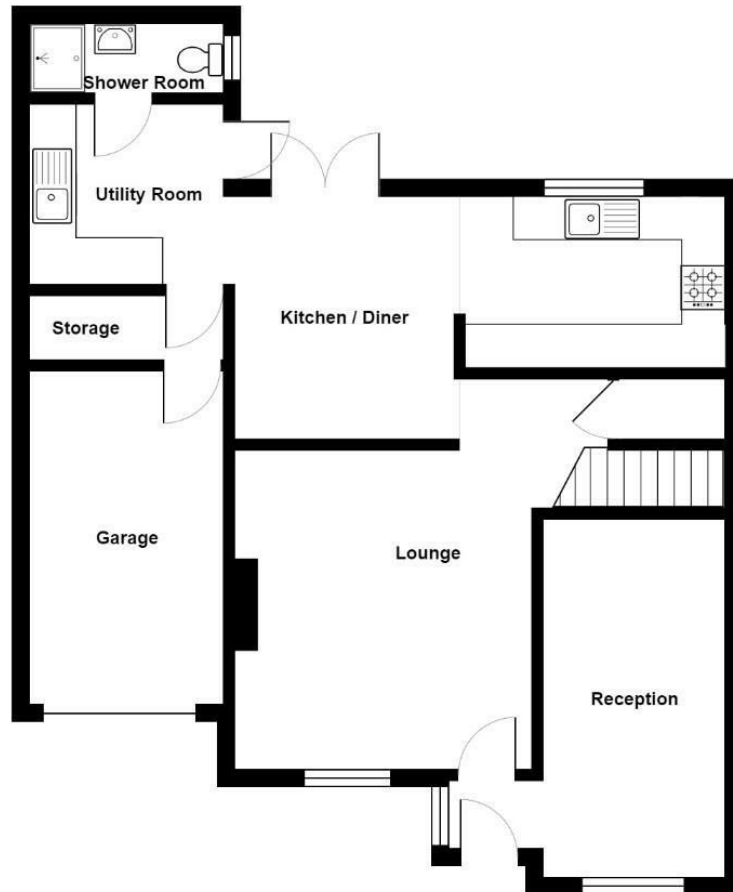
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

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

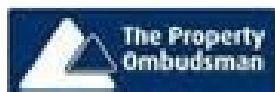
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



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