



## 19 Pitchcombe, Yate, Bristol, BS37 4JX

- Two Bedroom Property
- Dining Area
- Double Glazing
- Entrance Hall
- Kitchen
- Modern Bathroom
- Lounge
- Gas Central Heating
- Gardens and Garage

**£235,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

This fine two bedroom property offers an entrance hall, lounge, dining area, kitchen, modern bathroom, gas central heating, double glazing, south facing rear garden and garage. Ring now for an early internal inspection in order to secure!

#### ENTRANCE HALL

Double glazed door to front, double glazed, laminate flooring, radiator.

#### LOUNGE

15'4" x 12'8"

Double glazed window to front, wood flooring, TV point, radiator.

#### DINING AREA

9'0" x 8'4"

French double glazed doors to rear garden, laminate flooring, built in cupboard, radiator.

#### KITCHEN

8'9" x 7'1"

Double glazed window to rear, range of wall and base units, stainless steel single driner sink unit, work surfaces, built in electric oven and electric hob, space for freezer, laminate flooring, Valliant gas boiler.

#### LANDING

Access to loft space.

#### BEDROOM ONE

12'5" x 9'6"

Double glazed window to front, built in deep wardrobe, inset ceiling lights, radiator.

#### BEDROOM TWO

14'9" x 8'5"

Double glazed window to rear, built in single wardrobe, radiator.

#### BATHROOM

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

#### FRONT GARDEN

Laid to slate gravel.

#### REAR GARDEN

Laid to patio, decking, garden gate.

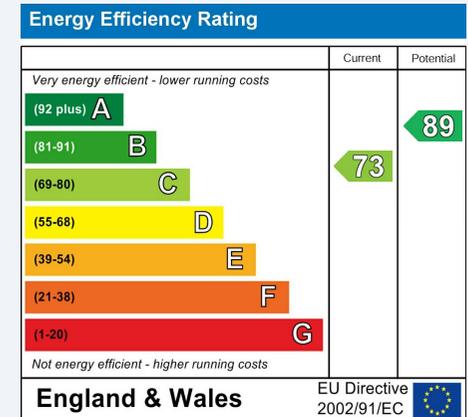
#### GARAGE

Single up and over door in a block.



## 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.



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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