



10 Windsor Drive, Yate, Bristol

- Well Presented Three Bedroom Property
- Entrance Hall and Entrance Porch
- Lounge
- Dining Room
- Modern Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Well Kept Gradients
- No Chain

£250,000

HUNTERS®

HERE TO GET *you* THERE

Situated on Windsor Drive is this well presented three bedroom property offering an entrance hall and entrance porch, lounge, dining room, modern kitchen, shower room and rear porch. Further benefits to this fine home are gas central heating, double glazing and well kept gardens. We advise an early internal inspection for full appreciation. No Chain!

ENTRANCE PORCH

Double glazed door to front, double glazed sealed window, double glazed door to kitchen.

ENTRANCE HALL

Double glazed door to front, double glazed window to front, stairs to first floor, radiator.

LOUNGE

16'4" x 9'11"

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

DINING ROOM

13'9" - 10'10" x 9'11"

Double glazed window to front, radiator.

KITCHEN

18'5" x 6'9" - 5'9"

Double glazed window to front and rear, range of modern wall and base units, stainless steel single drainer sink unit, work surfaces, space for oven, cooker hood, space for washing machine, storage cupboard, radiator, double glazed door to

REAR PORCH

Space for fridge freezer, space for tumble dryer, door to rear garden.

LANDING

Access to loft space, storage cupboard, radiator.

BEDROOM ONE

13'10" x 11'3" - 8'6"

Double glazed window to front, fitted wardrobes, chest of drawers, bedside cabinets, radiator.

BEDROOM TWO

16'4" - 10'11" - 8'9" max

Double glazed window to rear, cupboard housing gas boiler, radiator.

BEDROOM THREE

11'2" x 6'1"

Double glazed window to front, fitted wardrobes, overhead units, radiator.

SHOWER ROOM

Double glazed window to rear, shower cubicle, vanity wash hand basin, W/C, heated towel rail.

FRONT GARDEN

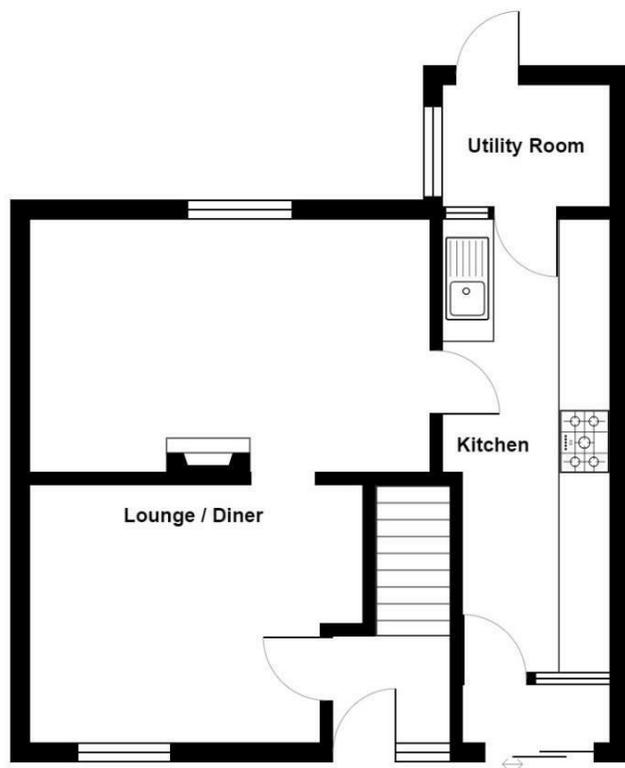
Laid to gravel stones, bushes, garden gate.

REAR GARDEN

Laid to artificial grass, patio, decking, raised borders, two garden sheds.







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) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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