



45 Canterbury Close, Yate, Bristol

- Extended Detached Bungalow
- Oversized Garage & Parking
- In Need of Some Cosmetic Alterations
- Kitchen & Bathroom
- No Upward Chain
- Sought after Location
- South Westerly Garden
- Lounge & Dining Area with Mezzanine Area
- Gas Central Heating Double Glazing

Guide Price £390,000

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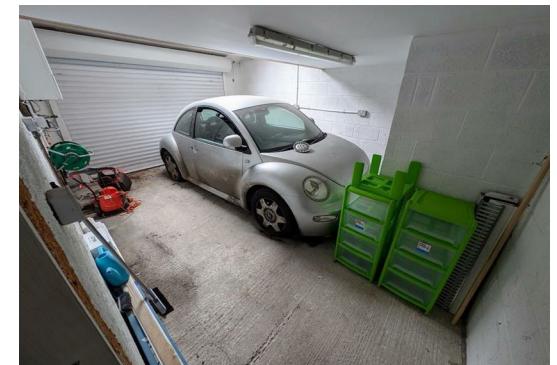
HERE TO GET *you* THERE

Nestled in the highly sought-after cul-de-sac of Canterbury Close in Yate, Bristol, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 1,276 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking to downsize without compromising on space.

Upon entering, you will find two inviting reception rooms, including a spacious lounge and a dining area, perfect for entertaining guests or enjoying family meals. The unique mezzanine area adds an extra dimension to the living space. This bungalow offers a wonderful canvas for personalisation, as it requires some cosmetic finishing touches, allowing you to truly make it your own.

The property benefits from a south-west facing garden with an oversized garage, providing ample storage or potential for a workshop, alongside convenient parking options. The location is particularly appealing, being within walking distance of the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities.

Offered for sale with no upward chain, this bungalow is an enticing prospect for buyers looking to move swiftly into their new home. With its desirable location and spacious layout, this property is not to be missed. Whether you are a first-time buyer, a growing family, or someone seeking a peaceful retreat, this bungalow in Canterbury Close is sure to meet your needs.



Double glazed door into

Entrance Hallway

Radiator, access to loft space, storage cupboard, doors into

Dining Area

17'1" x 8'6"

Double glazed patio doors to the rear, radiator, wood flooring, step down to

Lounge

19'6" max 10'5"

Double glazed patio doors to the rear, wall lights, Vaulted beamed ceiling, spiral staircase leading to mezzanine level, wood flooring, two radiators, electric feature fire.

Mezzanine

12.10" x 11.2"

Beamed ceiling, double glazed velux window.

Kitchen

9'11" x 6'10"

Double glazed window and double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in electric oven, gas hob with extractor fan over, part tiled walls, space for dishwasher, plumbing for washing machine, radiator, ceiling spotlights.

Bedroom One

13'9" x 7'11"

Double glazed window to the front, open fronted wardrobe space, radiator.

Bedroom Two

12'3" x 9'10"

Double glazed window to the rear, open fronted wardrobe space, radiator.

Bedroom Three

9'10" x 9'8"

Double glazed window to the front, radiator.

Bathroom

7'11" x 6'10"

Double glazed window to the side, modern white suite comprising, panelled bath with shower over, WC, vanity wash hand basin with storage under, tiled walls, heated towel rail, ceiling spotlights, built in storage cupboard.

Outside

The front is laid to lawn with mature bush and pathway leading to the front door. The enclosed rear garden with mature tree, shrub and bushes laid mainly to lawn with stones, outside tap and gated access leading to the front.

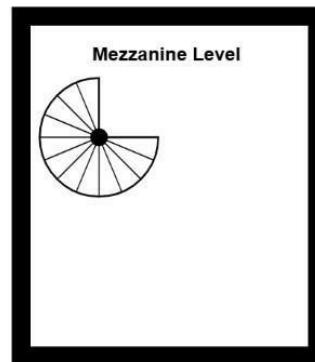
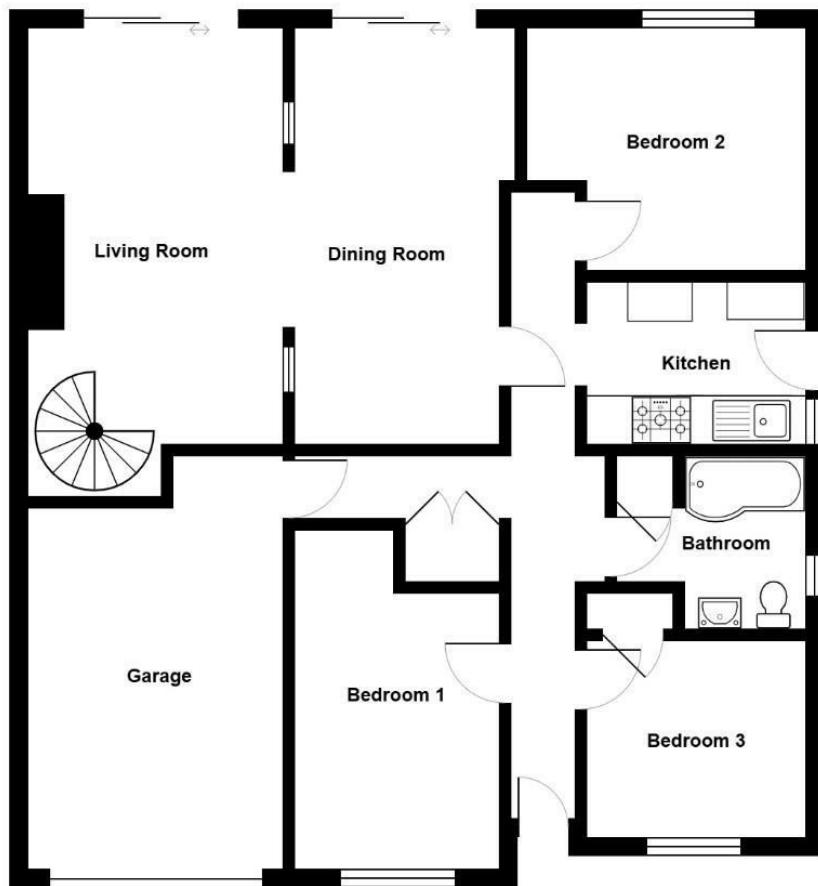
Garage

17'4" max x 12'2" max

Integrated garage with roller door, light and power, sky light and courtesy door into the bungalow. There is a blocked paved driveway to the front providing off street parking.

Agents note

The mezzanine gallery does not hold a completion certificate which does not affect the ability to buy or sell. The new owner can obtain this if they wish to make the modification to the staircase.



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		84
(81-91) B		
(69-80) C		67
(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.

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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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