



## 199 Badminton Road, Coalpit Heath, Bristol

- Detached Bungalow
- Dining Room
- Corner Plot Gardens
- No Chain
- 3 Double Bedrooms
- Cloakroom
- Garage & Parking
- Good Sized Lounge
- Double Glazed Conservatory
- Epc Band D

**Offers In Excess Of £400,000**

**HUNTERS®**  
HERE TO GET *you* THERE

This detached bungalow enjoys corner plot gardens and offers the following accommodation. An entrance hall, cloakroom, good sized lounge, dining room, kitchen and utility room, double glazed conservatory, shower room and three double bedrooms. Further benefits to the property are gas central heating, double glazing a garage and off road parking. No Chain ring now in order to avoid disappointment!!

#### ENTRANCE PORCH

Entrance Door, tiled flooring.

#### ENTRANCE HALL

Door to hallway

#### CLOAKROOM

Double glazed window to the side, wash hand basin, WC, radiator.

#### LOUNGE

20'5" x 11'9"

Double glazed bay window to the front, double glazed window to the side, gas feature fireplace, two radiators.

#### DINING ROOM

15'1" x 9'

Double glazed window to the side, wood flooring, radiator.

#### KITCHEN

10'2" x 8'11"

Double glazed window to the side and rear, wall and base units with work surface over, 1.5 stainless steel sink unit with tiled splash backs, spaces for cooker and space for dishwasher, Worcester gas boiler, tiled flooring.

#### UTILITY ROOM

6'3" x 5'8"

Double glazed window to the side, double glazed door to the rear, plumbing for washing machine.

#### CONSERVATORY

10' x 8'8"

Double glazed construction on dwarf wall, double glazed doors to the rear garden.

#### BEDROOM ONE

13' x 9'11"

Double glazed windows to the front and side, radiator.

#### BEDROOM TWO

12' x 10'9"

Double glazed window to the rear, radiator.

#### BEDROOM THREE

10'8" x 10'6"

Double glazed window to the side, radiator.

#### SHOWER ROOM

6'9" x 5'8"

Double glazed window to the rear, Shower cubicle, WC, vanity wash hand basin, heated towel rail, tiled walls.

#### OUTSIDE

There are gardens to the front, side and rear mainly laid to lawn with side patio, two greenhouses, bushes and tree.

#### GARAGE

Single garage and off road parking.



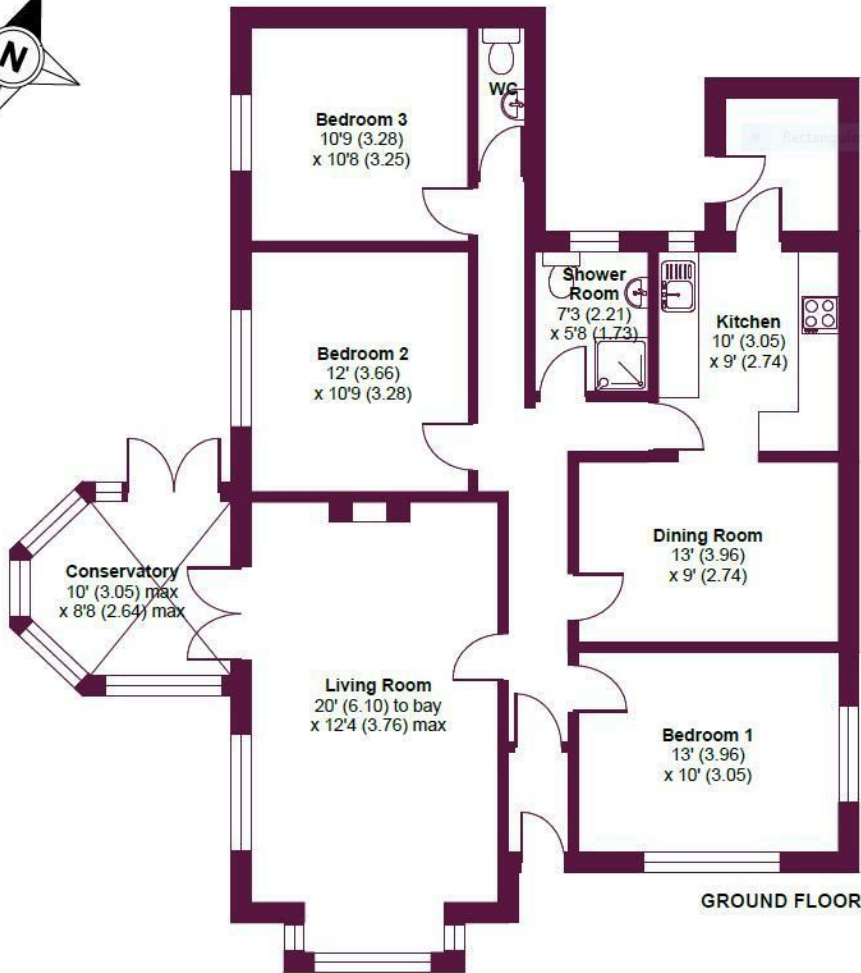






## Badminton Road, Coalpit Heath, Bristol, BS36

Approximate Area = 1211 sq ft / 112.5 sq m  
Garage = 171 sq ft / 15.8 sq m  
Store = 61 sq ft / 5.7 sq m  
Total = 1443 sq ft / 134 sq m  
For identification only - Not to scale



## 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>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>