

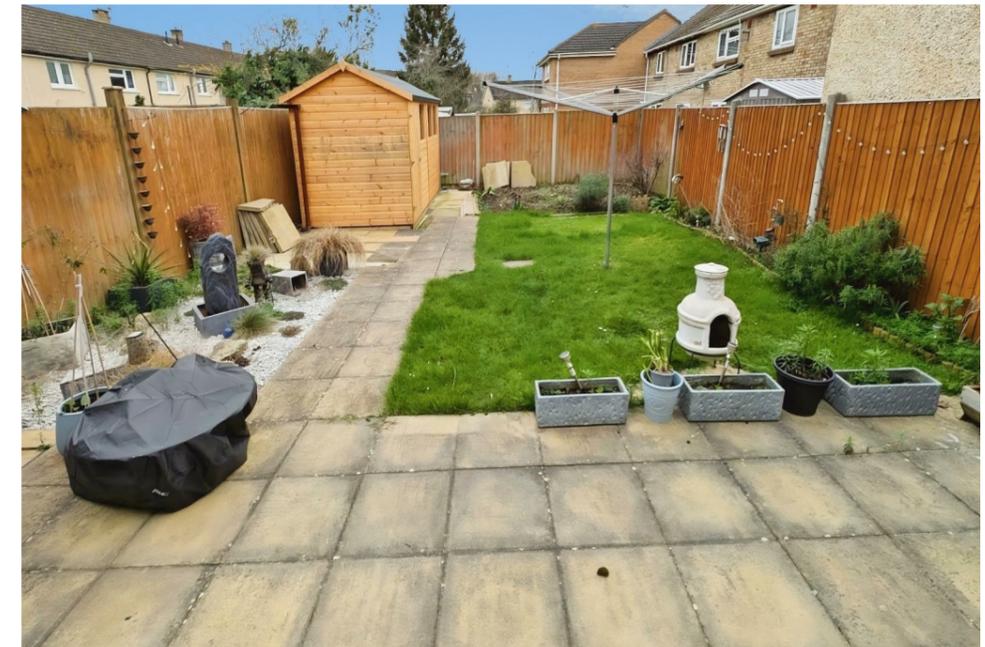


Staples Road,
Yate,
BS37

£265,000

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This well-presented three-bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, perfect for both relaxation and entertaining guests. The kitchen/breakfast room is designed for convenience, providing an ideal space for family meals and culinary creativity. The property boasts three generously sized bedrooms, ensuring ample space for family or guests. The modern shower room is tastefully appointed, offering a refreshing retreat. With gas central heating and double glazing throughout, the home promises warmth and energy efficiency, making it a cosy haven in all seasons. One of the standout features of this property is the southerly facing garden, which invites plenty of natural light and provides a lovely outdoor space for gardening, play, or simply enjoying the sunshine. Additionally, off-road parking for two cars adds to the convenience of this delightful home. This property is not just a house; it is a place where memories can be made. With its excellent location in Yate, you will find yourself close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this charming property your new home.



ENTRANCE HALL

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

LOUNGE/DINER 19'8" x 9'10" - 11'3"

Double glazed window to front, feature fire surround with gas fire, two radiators, double glazed patio doors to rear garden.

KITCHEN/BREAKFAST ROOM 15'8" - 9'7" x 11'1" - 6'4"

Double glazed window to rear, range of wall and base units, work surfaces, one and a half bowl single drainer sink unit, built in electric oven, gas hob, extractor hood, space for washing machine, space for fridge freezer, space for tumble dryer, understairs cupboard and two radiators.

LANDING

Access to loft space, airing, cupboard.

BEDROOM ONE 11'5" - 9'10" x 10'4"

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 13'5" max x 9'0"

Double glazed window to rear, radiator.

BEDROOM THREE 10'9" x 6'4"

Double glazed window to front, radiator.

SHOWER ROOM

Double glazed window to rear, double shower cubicle, wash hand basin, W/C, radiator.

FRONT GARDEN

Off road parking for two cars.

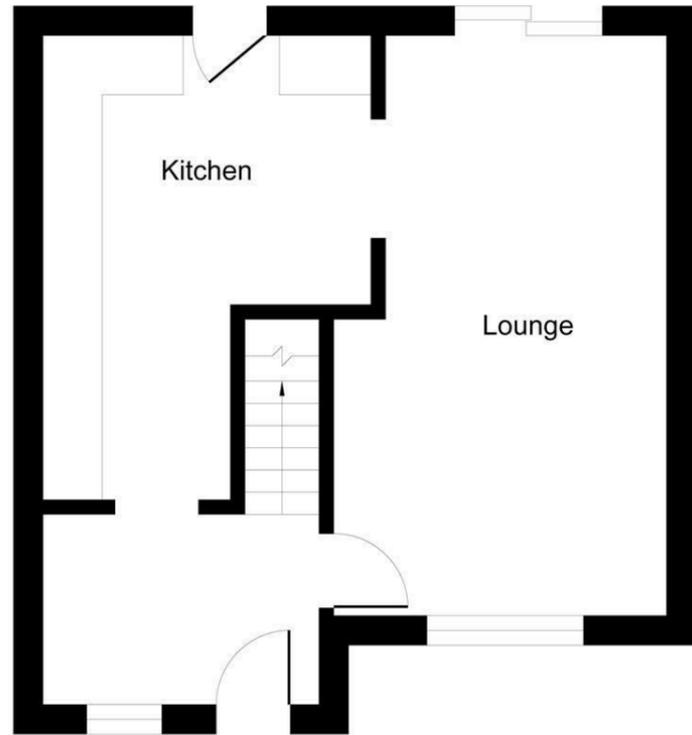
REAR GARDEN

Mainly laid to lawn with patio, bushes, outside light and garden shed.

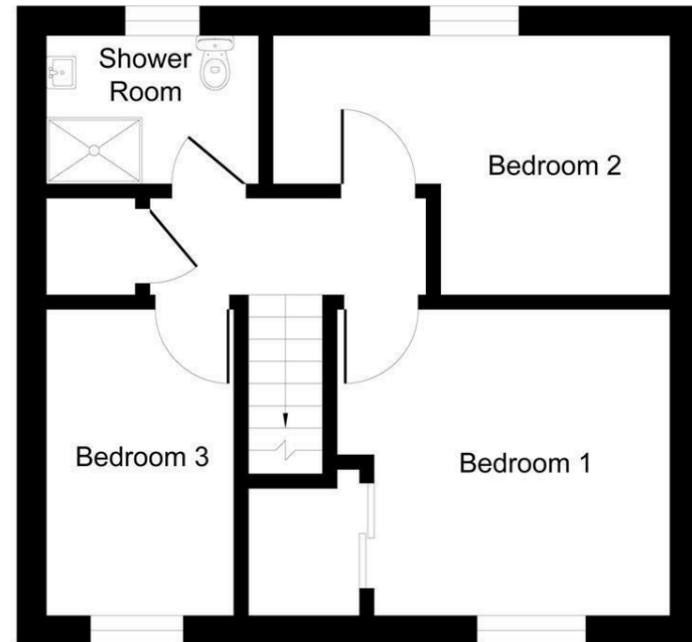
AGENTS NOTE

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: B



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

- Well Presented Three Bedroom Property
- Entrance Hall
- Lounge/Diner
- Kitchen/Breakfast Room
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Southerly Facing Garden
- Off Road Parking for Two Cars

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.