



82 Stanshawe Crescent, Yate, Bristol

- Semi Detached House
- Downstairs Cloakroom
- Three Bedrooms
- Walking Distance to Yate Shopping Centre
- Entrance Porch
- Lounge/Diner
- Shower Room
- Entrance Hall
- Fitted Kitchen
- Well Kept Garden

£315,000

HUNTERS®

HERE TO GET *you* THERE

This well presented semi detached house offers an entrance porch, downstairs cloakroom, lounge/diner leading to a lean to, fitted kitchen, shower room and three bedrooms, gas central heating and double glazing. To the outside is an attractive rear garden and the front is laid to block pavier providing off road parking. This fine family home is situated within walking distance to Yate Shopping Centre and we advise an early internal inspection!

ENTRANCE PORCH

Double glazed door to front, double glazed screens.

ENTRANCE HALL

Understairs cupboard, stairs to first floor, radiator.

DOWNSTAIRS CLOAKROOM

White wash hand basin, W/C, tiled walls and floor.

LOUNGE/DINER

23' 7" x 11'8" max - 8'1"

Double glazed window to front, wall mounted electric fire, two radiators, French double glazed doors to lean to conservatory.

KITCHEN

9'5" x 8'10"

Double glazed window to rear, range of wall and base units, stainless steel single drainer sink unit, work surfaces, wine rack, built in electric oven, microwave, cooker hood, integral fridge freezer, space for washing machine, inset ceiling lights, tiled floor.

LEAN TO

Double glazed windows to side and rear, door to rear garden.

LANDING

Access to loft space, laminate flooring.

BEDROOM ONE

13'5" x 10'5"

Double glazed window to front, storage cupboard, radiator.

BEDROOM TWO

10'7" x 9'11"

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE

8'8" x 7'3"

Double glazed window to front, radiator.

SHOWER ROOM

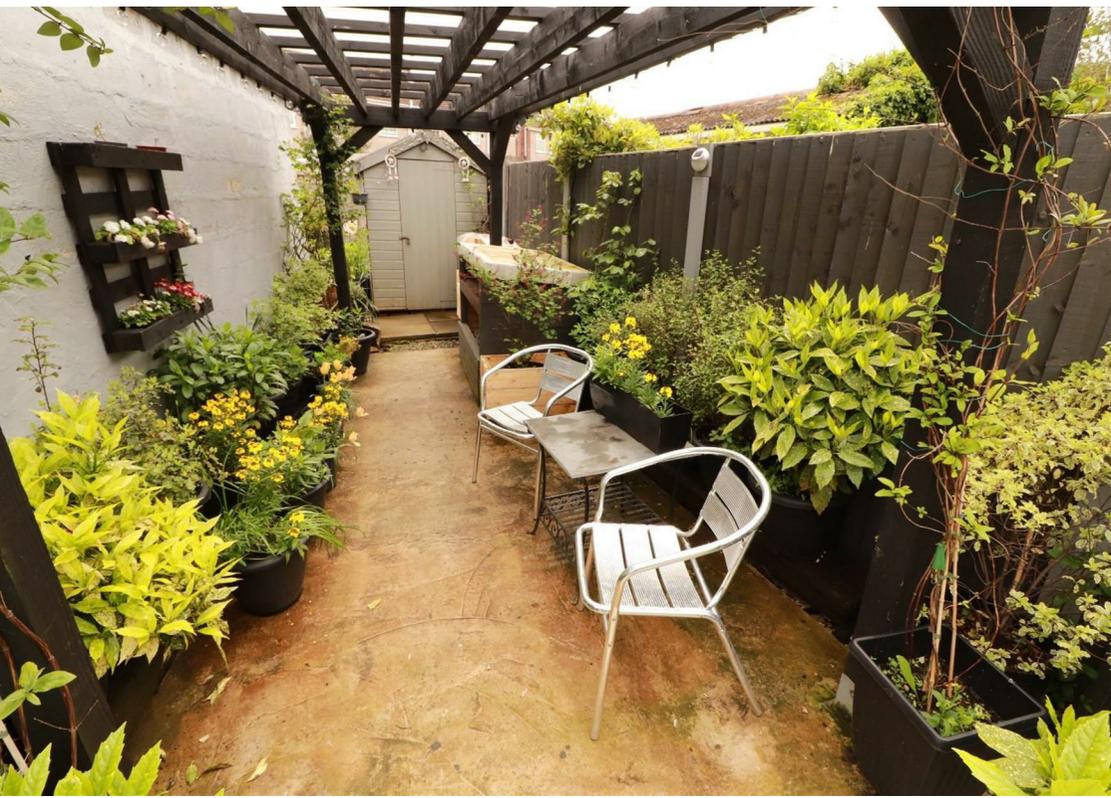
Double glazed window to rear, Shower cubicle, pedestal wash hand basin, W/C, tiled walls and floor, inset ceiling lights.

FRONT GARDEN

Laid to block pavier.

REAR GARDEN

Attractive rear garden, patio, artificial grass, pergola with seating area below, gravel stone area, garden shed, former garage (18'10" x 7'6" access currently blocked and used as a storage room.





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		82
(69-80) C	68	
(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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