



24 Lawns Road, Yate, Bristol

- Semi Detached Bungalow
 - Lounge
 - Utility Room
 - Shower Room
- South Facing Rear Garden
- Entrance Hall
 - Kitchen
- Double Glazed Conservatory
- Gas Central Heating, Double Glazing
- Situated Across From Yate Shopping Centre

£275,000

HUNTERS®

HERE TO GET *you* THERE



This two bedroom semi detached bungalow is situated across from Yate Shopping Centre and offers the following. An entrance hall, lounge, kitchen, double glazed conservatory, utility room, shower room and two bedrooms. Further benefits are gas central heating, double glazing and southerly facing rear garden. Ring now for an an early internal inspection in order to secure!

ENTRANCE HALL

Double glazed door to front, storage cupboard housing gas boiler, radiator.

LOUNGE

17'9" x 9'3" - 7'8"

Double glazed French doors to conservatory, two radiators.

KITCHEN

10'5" x 9'1"

Double glazed window to front, range of wall and base units, stainless steel single drainer sink unit, work surfaces, built in electric oven and hob, extractor hood, space for fridge, radiator, single glazed door to side.

UTILITY ROOM

12'10" x 4'11"

Double glazed window to rear, base units, space for washing machine, radiator, double glazed door to side.

CONSERVATORY

11'8" x 6'11"

Double glazed with dwarf wall, laminate flooring, two radiators, double glazed door to side.

BEDROOM ONE

11'11" x 10'7"

Double glazed window to rear, radiator.

BEDROOM TWO

9'11" x 8'11"

Double glazed window to front, radiator.

SHOWER ROOM

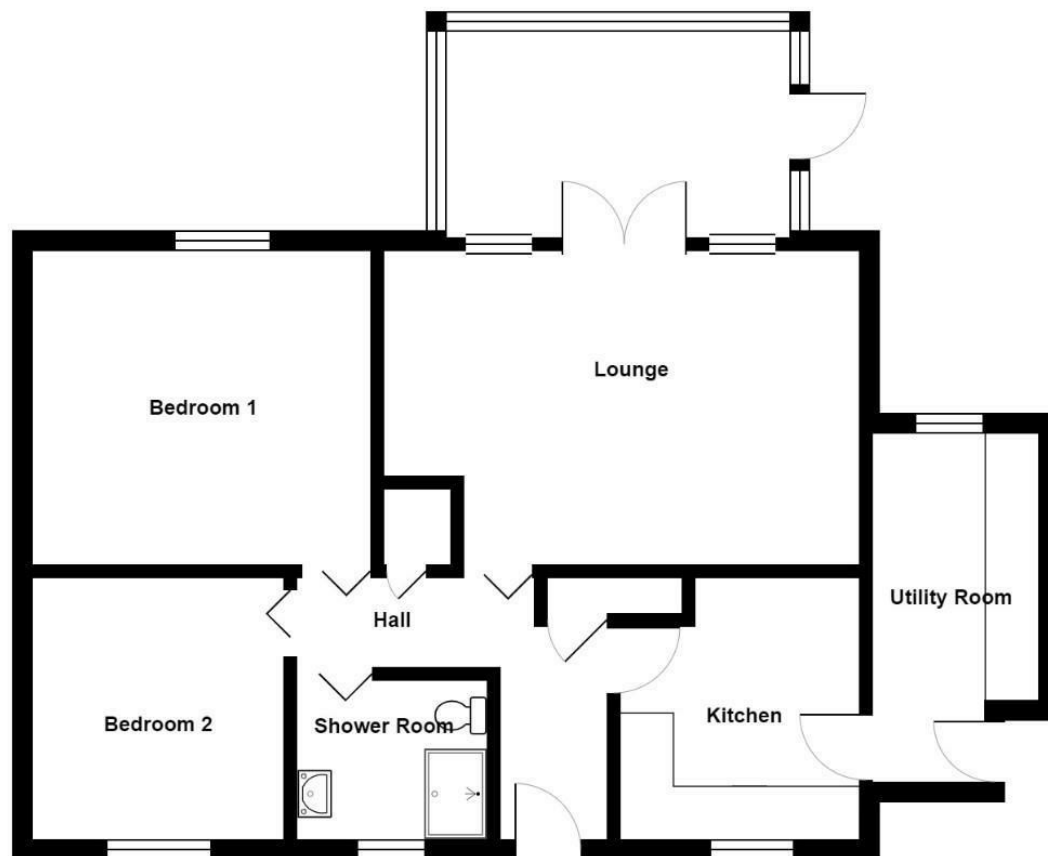
Double glazed window to front, shower cubicle, vanity wash hand basin, W/C, part tiled.

FRONT GARDEN

Laid to lawn.

REAR GARDEN


Laid to block paver, patio and garden gate.



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	84	90
(69-80) C		
(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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