



53 Kenilworth, Yate, Bristol

- Two Bedroom terraced Bungalow
 - Lounge
 - Conservatory
 - Two Double Bedrooms
- Southerly Facing Rear Garden backing onto Kingsgate Park
- Entrance Hall
 - Kitchen
 - Wet Room
- Gas Central Heating, Double Glazing
- No Chain

£239,950

HUNTERS®

HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, double glazed screen.

LOUNGE

16'3" max x 13'3" - 10'3"

Double glazed window to front, electric fire, two radiators.

KITCHEN

13'9" x 7'7"

Double glazed window to rear, wall and base units, work surfaces, space for oven, single drainer sink unit, tiled splashbacks, cupboard housing gas boiler, radiator, access to loft space, double glazed door to Conservatory.

CONSERVATORY

8'9" x 7'6"

Double glazed, double glazed door to rear garden.

INNER HALL

Storage cupboard.

BEDROOM ONE

15'10" x 9'7"

Double glazed window to rear, radiator.

BEDROOM TWO

14'2" x 9'6" - 8'0"

Double glazed window to the front, radiator.

WETROOM

Double glazed window to rear, shower area, pedestal wash hand basin, WC, tiled walls, radiator.

OUTSIDE

To the front is garden, bushes and block paving. To the Southerly facing rear garden is patio and steps leading to bushes and trees.

AGENTS NOTE

We understand the property is steel framed construction.







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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</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.

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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