



HUNTERS[®]

HERE TO GET *you* THERE

Parnall Crescent, Yate, Bristol, BS37 5XS | £265,000
Call us today on 01454 313575



This well presented semi detached property enjoys a corner position and offers a modern fitted kitchen, lounge, excellent bathroom and two bedrooms. Further benefits are gas central heating, double glazing, gardens and a garage and hard standing. Ring now for an early internal inspection in order to secure.

Double glazed door into

HALLWAY

Part tiled wall, storage cupboard, door into lounge and opening to

KITCHEN

7'9" x 7'7"

Double glazed window to the front, range of wall and base units with work surface over, stainless steel circular sink and drainer with mixer tap over, part tiled walls, spaces fridge/freezer, dishwasher and gas cooker with extractor fan over, plumbing for washing machine.

LOUNGE/DINER

16'9" x 11'8"

Double glazed window and double glazed door to the rear, TV point, two radiators, wood effect flooring, stairs to 1st floor.

FIRST FLOOR LANDING

Access to part boarded loft space, doors into

BEDROOM ONE

13'1" x 8'5"

Double glazed window to the front, airing cupboard housing gas boiler, radiator.

BEDROOM TWO

11'5" x 6'7"

Double glazed window to the rear, radiator.

BATHROOM

8'5" x 4'9"

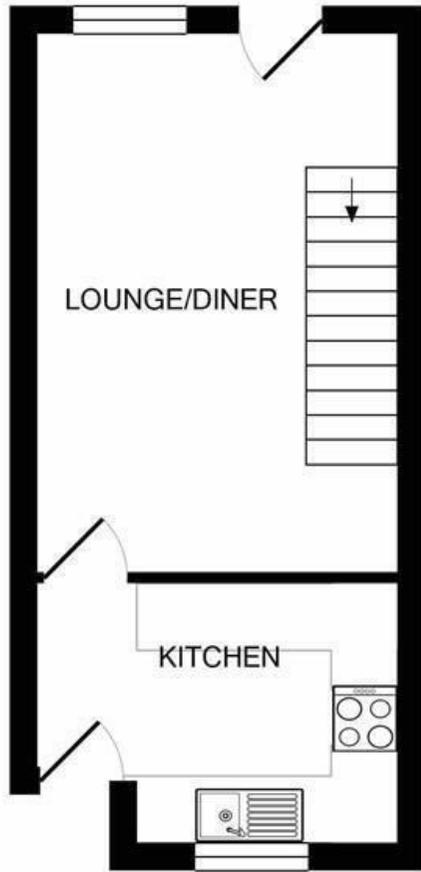
Double glazed window to the rear, white suite comprising, panelled bath with shower over, concealed cistern WC, vanity wash hand basin, tiled walls, heated towel rail.

OUTSIDE

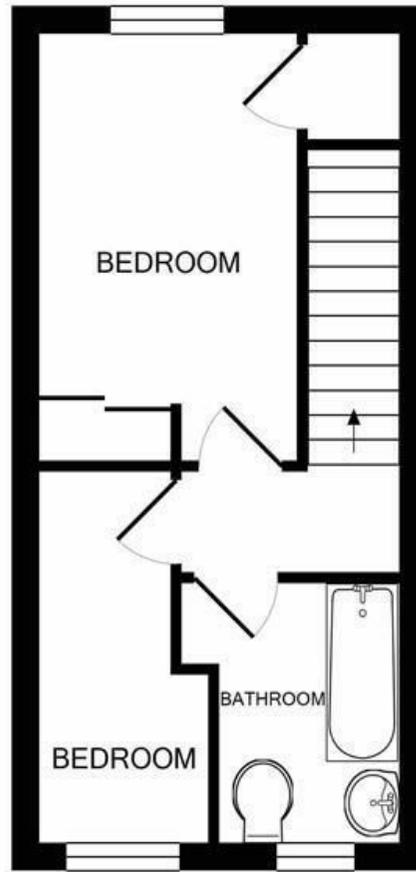
The front and side are laid to stones with shrub borders.

There is a single garage with up and over door, light and power.

The enclosed rear garden is laid to patio, outside tap, gated access to the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 25.6 SQ.M.
(276 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.9 SQ.M. (559 SQ.FT.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		69
England & Wales	EU Directive 2002/91/EC	

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

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