



HUNTERS[®]

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Birkdale, Yate, Bristol | £300,000
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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			
		64	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-plus)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



This well proportioned end of terrace house has been extended and offers well appointed living accommodation that briefly comprises, entrance porch, hallway, cloakroom, modern fitted kitchen, lounge/dining room and garden room to the ground floor. Upstairs can be found 3 bedrooms and modern white shower room. Further benefits include gas central heating, double glazing, gardens to both the front and rear with garage situated in near by block. Sure to create much interest and early internal inspection is strongly advised to appreciate all this property has to offer.

Entrance Porch

Double glazed door to front, double glazed window to the side, further double glazed door into

Hallway

Stairs to 1st floor with cupboard under, radiator, doors into

Cloakroom

Double glazed window to the front, white low level WC, vanity wash hand basin, part tiled splashbacks.

Kitchen

11'10" x 10'1"

Double glazed window to the front, range of modern wall, drawn and base units with work surface over, 1.5 sink unit with mixer tap over, electric double oven with gas hob and extractor hood over, part tiled walls, integrated appliance to include full length fridge and freezer, slimline dishwasher, spaces for tumble dryer and washing machine, radiator.

Lounge/Dining Room

17'2" max x 13'10"

TV point, electric fire, storage cupboard, radiator, opening into

Garden Room

15'5" x 9'6"

Double glazed windows and double glazed patio opening to the rear garden, two glass roof windows, wall lights and down lights, wood effect flooring and radiator.

First Floor Landing

Access to part boarded loft with ladder and light, doors into

Bedroom One

12' x 10'2"

Double glazed window to the front, built in wardrobe, TV point, radiator.

Bedroom Two

11'11" x 10'2"

Double glazed window to the rear, built in wardrobe, radiator.

Bedroom Three

8'1" x 6'6"

Double glazed window to the rear, built in wardrobe, radiator.

Shower Room

8'7" x 6'5"

Double glazed window to the front, white suite comprising double shower cubicle with electric shower, vanity wash hand basin, storage cupboards with work surface over, concealed cistern WC, tiled walls, heated towel rail, shaver socket.

Outside

The enclosed front garden is laid to patio and stones with garden pond, mature tree, hedge and shrubs with side access leading to the enclosed rear garden. Laid to composite decking area with pergola, raised flower and plant border, outside tap, electric, bike shed, gated access leading to the rear.

Garage

There is a single garage situated in a near by block to the rear of the property.



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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