

HUNTERS[®]

HERE TO GET *you* THERE



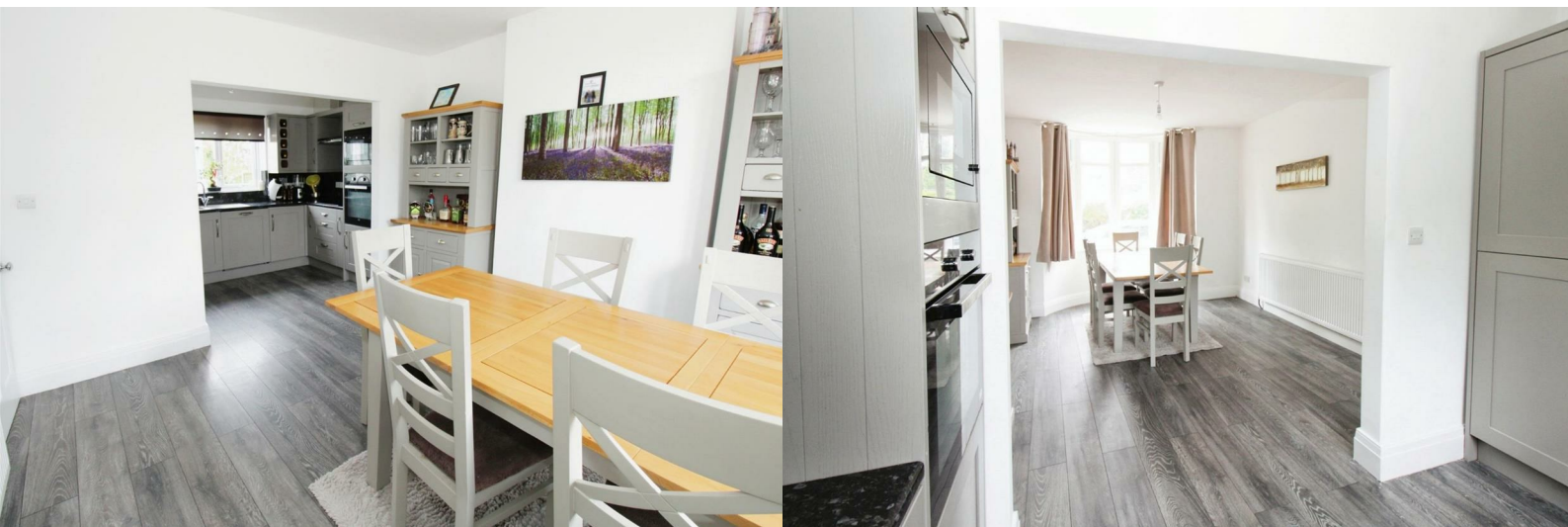
Claverham Road

Yatton, Bristol, BS49 4LA

£540,000



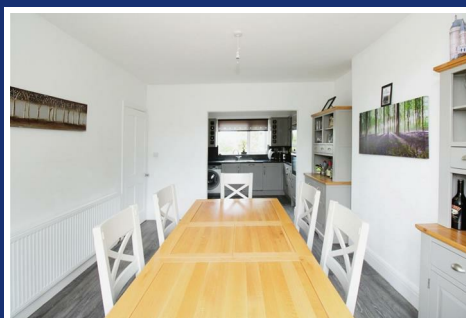
Council Tax: E



17 Claverham Road

Yatton, Bristol, BS49 4LA

£540,000



Porch

2'0" x 7'4" (0.62 x 2.25)

Double glazed sliding door, tiled flooring.

Hallway

6'4" x 15'8" (1.94 x 4.8)

Carpeted flooring, radiator.

Lounge

21'6" x 11'3" (6.57 x 3.44)

Carpeted flooring, radiator, double glazed bay window, double glazed doors leading to the rear garden.

Kitchen/Dining Room

10'7" x 20'11" (3.25 x 6.39)

Laminate flooring, kitchen wall and base units, integrated dishwasher, fridge freezer, cooker, microwave, radiator, double glazed windows.

Conservatory

14'1" x 9'5" (4.31 x 2.88)

Tiled flooring, UPVC windows and doors.

W/C

2'7" x 6'3" (0.8 x 1.93)

Tiled flooring, sink, basin, double glazed window.

Bedroom One

12'0" x 10'11" (3.66 x 3.35)

Carpeted flooring, double glazed window, radiator, door leading to ensuite shower room.

Bedroom Two

11'11" x 11'5" (3.64 x 3.48)

Carpeted flooring, double glazed window, radiator.

Bedroom Three

11'5" x 7'3" (3.5 x 2.22)

Carpeted flooring, double glazed window, radiator.

Ensuite Shower Room

7'1" x 5'3" (2.18 x 1.62)

Laminate flooring, shower cubicle, toilet, sink, radiator, double glazed window.

Bathroom

8'2" x 7'3" (2.49 x 2.22)

Laminate flooring, shower cubicle, bath, sink, toilet, radiator, double glazed window.

Landing

11'3" x 21'6" (3.44 x 6.57)

Carpeted flooring, electric wall heater, double glazed window.



Road Map



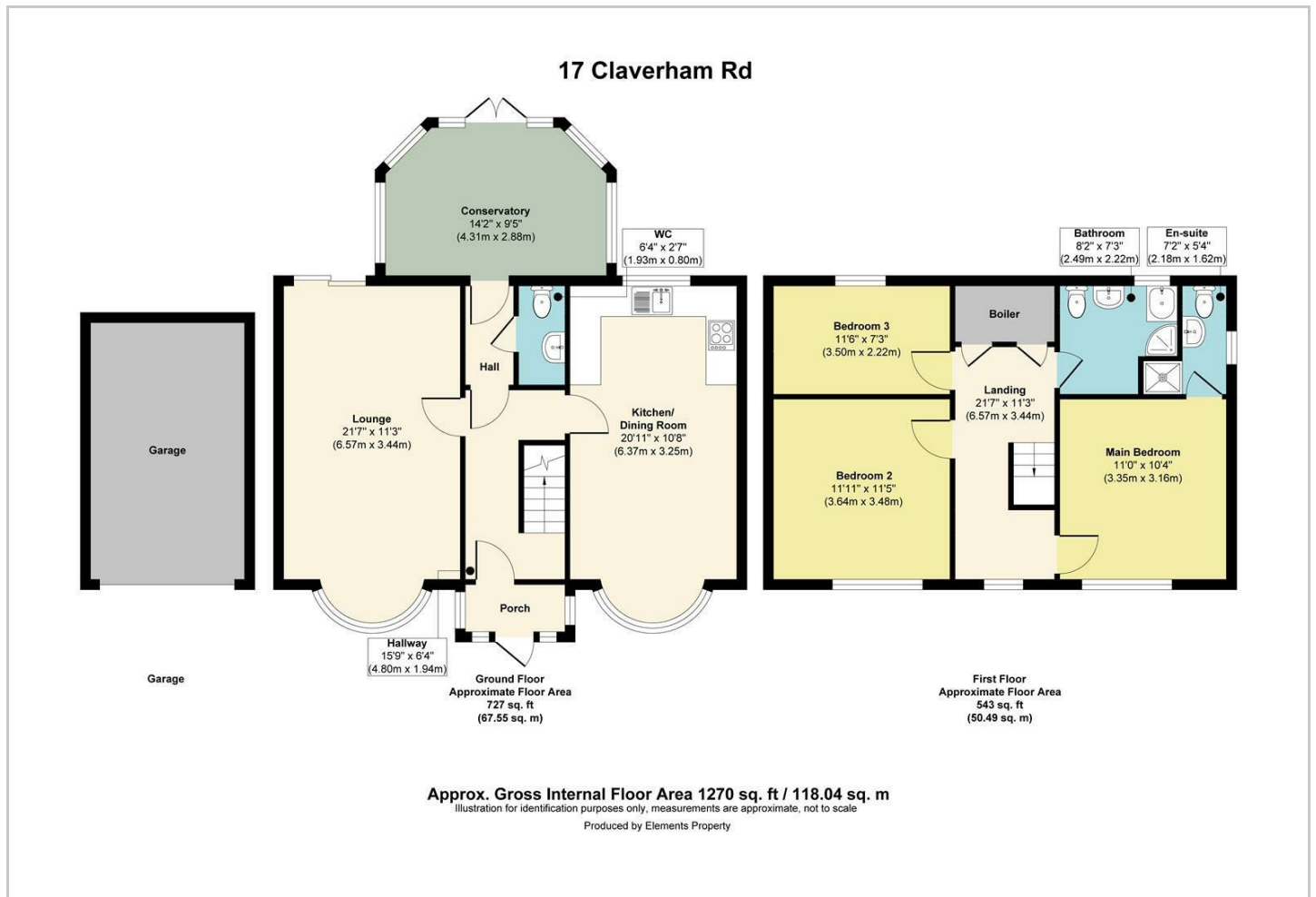
Hybrid Map



Terrain Map



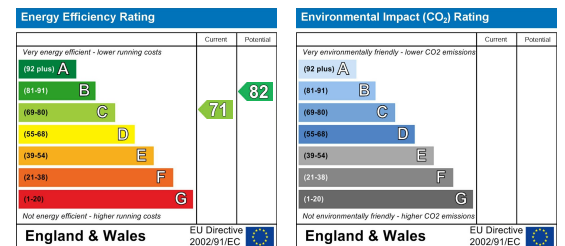
Floor Plan



Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.