



10 Gifford Close, Rangeworthy, Bristol

- Detached House
- Dining Area
- Four Bedrooms
- Gardens
- Downstairs Cloakroom
- Modern Fitted Kitchen
- En Suite
- Lounge Area
- Family Bathroom
- Garage

£425,000



Tucked away within Rangeworthy enjoying a pleasant position is this fine detached property offering here following. An entrance hall, downstairs cloakroom, lounge, dining area, modern fitted kitchen, four bedrooms, ensuite and family bathroom. Further benefits to this lovely family home are oil central heating, double glazing, gardens and a garage. and parking. Hunters advise an early internal inspection in order to secure!

Amenities within the area include a local Pre-School, Rangeworthy Primary School, Public House and Indian Takeaway. Further shopping facilities and amenities are available in the nearby towns of Chipping Sodbury, and Yate.

ENTRANCE HALL

Entrance door to front, tiled floor, personal door to garage, stairs to first floor, box style radiator.

DOWNSTAIRS CLOAKROOM

Wash hand basin, W/C, tiled flooring, radiator.

LOUNGE/DINER

LOUNGE AREA

15'4" x 12'10"

Sealed double glazed window to rear, feature fire place, double glazed patio doors to rear garden, radiator.

DINING AREA

10'4" x 8'6"

Sealed double glazed window to rear, radiator.

KITCHEN

16'1" x 8'3"

Sealed double glazed window to front, range of modern wall and base units, breakfast bar, work surfaces, built in double oven, gas hob, cooker hood, integral fridge freezer, space for washing machine, pull out cupboard, radiator.

LANDING

Double glazed window to side, airing cupboard, box style radiator.

EN SUITE

Sealed double glazed window to side, shower cubicle, vanity wash hand basin with cupboard over, W/C, shaver point, heated towel rail.

BEDROOM ONE

12'4" x 9'8"

Sealed double glazed to rear, radiator.

BEDROOM TWO

10'11" x 8'1"

Sealed double glazed window to front, built in single wardrobe, radiator.

BEDROOM THREE

9'8" x 9'8"

Sealed double glazed window to rear, built in mirrored wardrobe, radiator.

BEDROOM FOUR

8'2" x 8'1"

Double glazed window to front, velux window, laminate flooring, radiator.

FRONT GARDEN

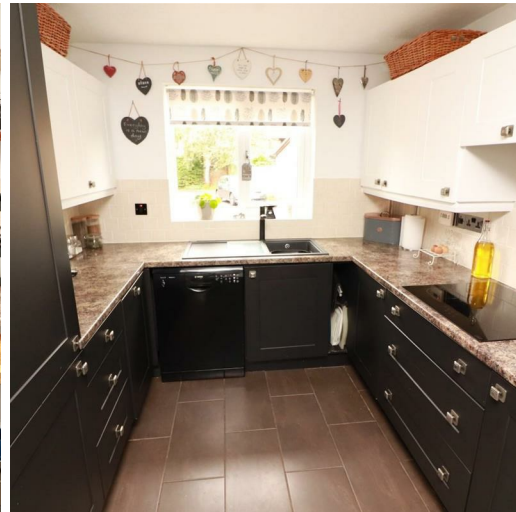
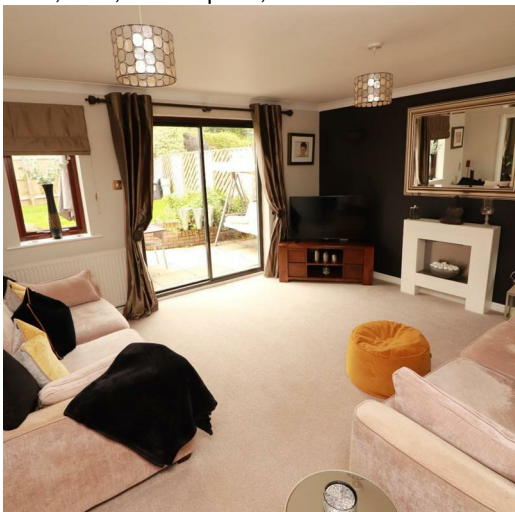
Laid to gravel stones and slate gravel.

REAR GARDEN

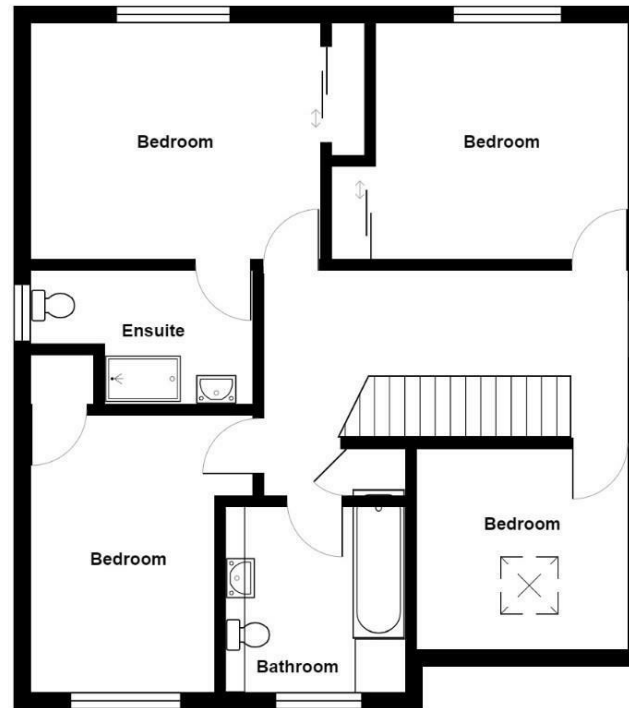
Laid to lawn, patio, garden shed.

GARAGE

Single up and over door with hardstanding.








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		
(69-80)	C		78
(55-68)	D	63	
(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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