



55 Slimbridge Close, Yate, Bristol, BS37 8XZ

- Extended Semi Detached
 - Two Receptions
 - Utility
 - Gardens
- Viewing Strongly Advised
- 3 Double Bedrooms
- L Shaped Modern Kitchen Dining Room
- Bathroom and Shower Room
- Garage & Parking

Guide Price £390,000

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This well presented three bedroom semi detached property has been renovated and extended offering light and airy living accommodation that briefly comprises, entrance porch, reception room, lounge, L-shaped modern fitted kitchen/dining room, Utility and Shower room to the ground floor. Upstairs can be found three good size bedrooms and white family bathroom. Further benefits include gas central heating, double glazing, enclosed good sized rear garden, garage with additional parking for three vehicles. A credit to its current owners, this property is sure to create much interest. Early internal viewing strongly advised.

Porch

Double glazed door with matching double glazed side panel.

Reception One

15'5" x 7'9"
Double glazed window to the front, radiator, wood effect flooring.

Lounge

13'6" x 10'8"
Double glazed window to the front, radiator, TV point, wood flooring, electric wall mounted fire opening with stairs leading up to first floor and storage cupboard.

L- Shaped Kitchen/ Dining Room

Kitchen

10'2" x 7'10"
Double glazed window to the rear, range of modern wall, and base units with work surface over, part tiled walls, stainless steel sink unit with mixer tap over, integrated dishwasher and fridge/freezer, built in double oven, gas hob with extractor hood over, wood effect flooring.

Dining Area

11'2" x 7'10"
Double glazed French doors opening to the rear, radiator, wood effect flooring.

Utility

10'3" x 8'
Double glazed door to the side, range of larder and base units with work surface over, stainless steel sink unit with mixer tap over, spaces for washing machine and tumble dryer, cupboard housing gas boiler, wood effect flooring, internal door into garage and door into

Shower Room

10'4" x 2'11"
Double glazed window to the rear, white suite comprising, tiled shower cubicle, vanity wash

hand basin with mixer tap over, low level WC, part tiled walls, radiator, wood effect flooring.

First Floor Landing

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

Bedroom One

12'5" x 9'9"
Double glazed window to the front, built in wardrobes, feature panelled wall, radiator.

Bedroom Two

11' x 9'10"
Double glazed window to the rear, radiator.

Bedroom Three

9' x 8'8"
Double glazed window to the front, built in wardrobes, radiator.

Bathroom

8'11" x 5'6"
Double glazed window to the rear, white suite comprising, panelled bath with mixer tap and electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, tiled effect flooring.

Outside

The front has been laid to hard standing providing parking for three vehicles with paved pathway to the front door.

The enclosed southerly facing rear garden is mainly laid to lawn with raised astro turf play area, mature tree, raised border, patio area, outside tap, gated access leading to the side.

Attached Garage

There is an attached single garage with electric roller door (14'10" x 10'6") with light and power, courtesy door to with stud wall providing additional storage area (4'9" x 10'6") with light and power, courtesy door leading into the utility area.






ENERGY PERFORMANCE CERTIFICATE

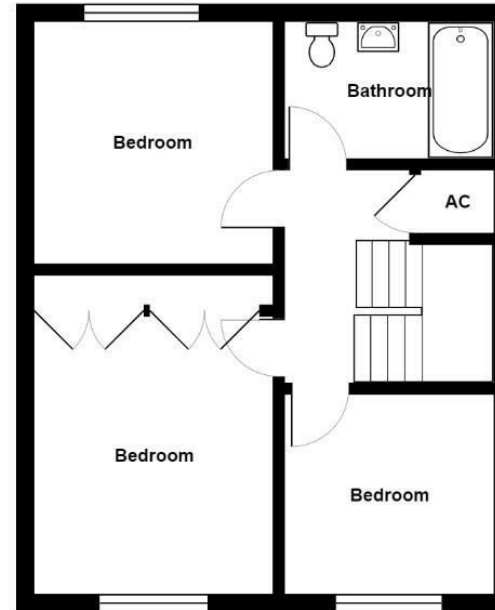
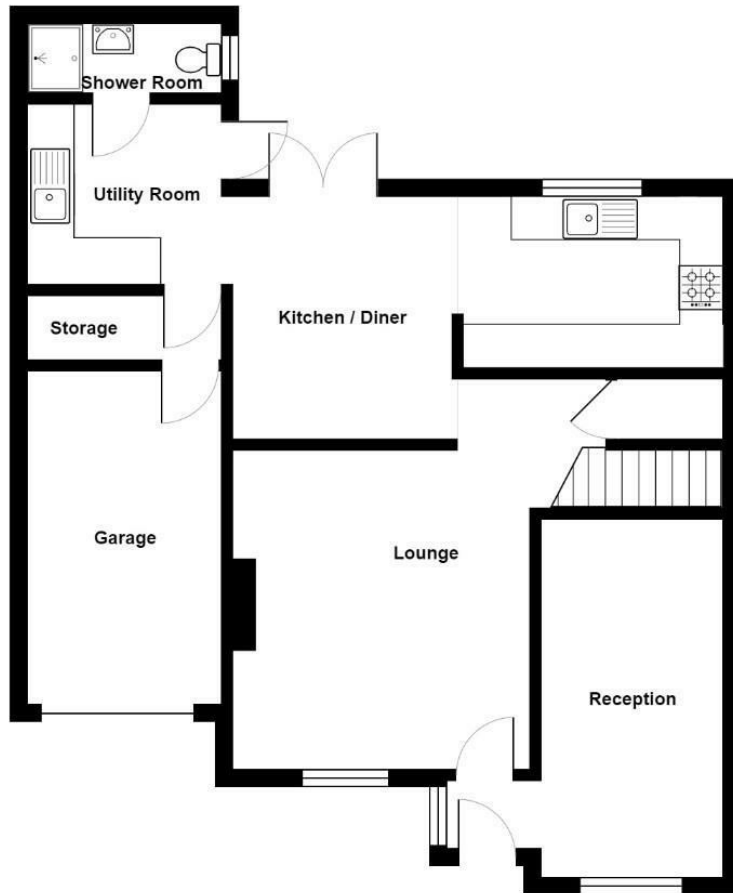
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
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.

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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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