

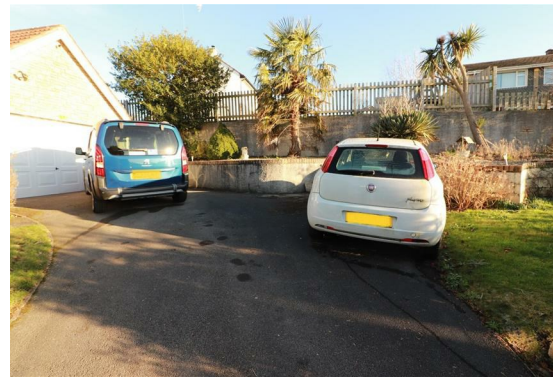


9F Langthorn Close, Frampton Cotterell, Bristol

- Detached Dormer Style Property
 - Separate Receptions
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
 - Double Garage
- Entrance Porch and Hall
- Downstairs Shower Room
 - Family Bathroom
 - Mature Gardens
 - Village Location

£595,000

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HERE TO GET *you* THERE



This lovely dormer style detached property is tucked away within Langthorne Close and offers the following. On the ground floor is an entrance porch, hall, lounge, dining room, kitchen, bathroom and two bedrooms. On the first floor is a galleried style landing, family bathroom and two further bedrooms. Further benefits include double glazing, gas central heating, gardens, double garage and off road parking for several vehicles. We advise an early internal inspection in order to avoid disappointment!

ENTRANCE PORCH

Double glazed door to front, double glazed screen, glazed door.

ENTRANCE HALL

Stairs to first floor, understairs cupboard, storage cupboard, fitted cupboard.

LOUNGE

19'8" x 12'4"

Double glazed window to rear, feature fire place with electric fire, radiator, double doors to dining room, double glazed sliding door to rear garden.

DINING ROOM

11'8" x 9'9"

Double glazed window to side, radiator.

SHOWER ROOM

8'11" x 6'2"

Double glazed window to front and side, tiled shower area, pedestal wash hand basin, WC, shaver point, part tiled walls, tiled floor, radiator.

KITCHEN

17'9" x 9'3"

Double glazed window to side, wall and base units, breakfast bar, stainless steel single drainer one and a half bowl sink unit, work surfaces, space for oven and plumbing for washing machine and space for dishwasher, double glazed door to side.

BEDROOM THREE

11'0" x 10'3"

Double glazed window to side, built in double wardrobe, radiator.

BEDROOM FOUR

12'1" x 8'5"

Double glazed window to front, radiator.

LANDING

Double door storage cupboard, roof window.

BEDROOM ONE

16'3" x 12'3"

Double glazed window to side, door to storage area into eaves, radiator.

BEDROOM TWO

13'7" x 12'1"

Double glazed window to front, fitted cupboards, sloping ceiling, radiator.

BATHROOM

Double glazed window to side, whirlpool bath, shower cubicle, vanity wash hand basin, WC, tiled to visible wall and flooring.

FRONT GARDEN

Laid to lawn and patio.

SIDE GARDEN

Laid to lawn.

REAR GARDEN

Laid to lawn, bushes, decking, trees, fishpond.

DOUBLE GARAGE

16'7" x 16'5"

Remote door, personal door, off road parking for several vehicles.



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			79
(69-80) C		64	
(55-68) D			
(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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