



51 Wiltshire Avenue, Yate, Bristol

- Detached House
 - Lounge
 - Fitted Kitchen
- Gas Central Heating
- Garage and Double Hardstanding
- Entrance Hall
- Dining Room
- Family Bathroom
- Double Glazing
- Overlooking a green

£399,950

HUNTERS[®]
HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, understairs cupboard, laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, wash hand basin, W/C, tiled splashbacks, laminate flooring, radiator.

LOUNGE

15'7" x 11'9" - 12'10"

Double glazed bay window to front, feature fire place with wood surround, double doors to.

DINING ROOM

10'3" x 9'6"

Double glazed French door to rear, laminate flooring.

KITCHEN

10'10" x 8'9"

Double glazed window to rear, range of wall and base units, work surfaces, stainless steel single drainer one and a half sink unit. tiled splashbacks, electric oven and hob, extractor fan over, space for washing machine and space for dishwasher, integral fridge freezer, wall unit housing gas boiler, serving hatch to dining room, tiled floor, radiator, double glazed door to side.

LANDING

Double glazed window to side, storage cupboard, access to loft space.

BEDROOM ONE

12'7" x 10'5"

Double glazed window to front, built in wardrobe, radiator.

BEDROOM TWO

10'10" x 9'4"

Double glazed window to window to rear, radiator.

BEDROOM THREE

8'7" x 7'7"

Double glazed window to rear, radiator.

BEDROOM FOUR

9'6" x 6'6"

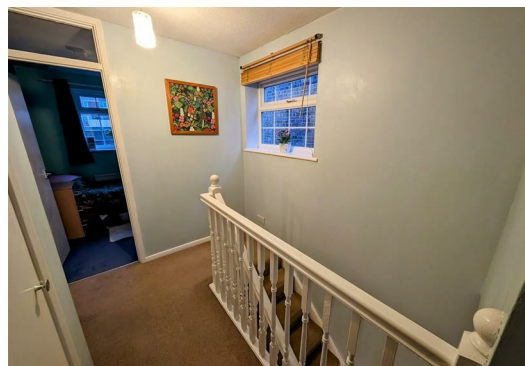
Double glazed window to front, cupboard, radiator.

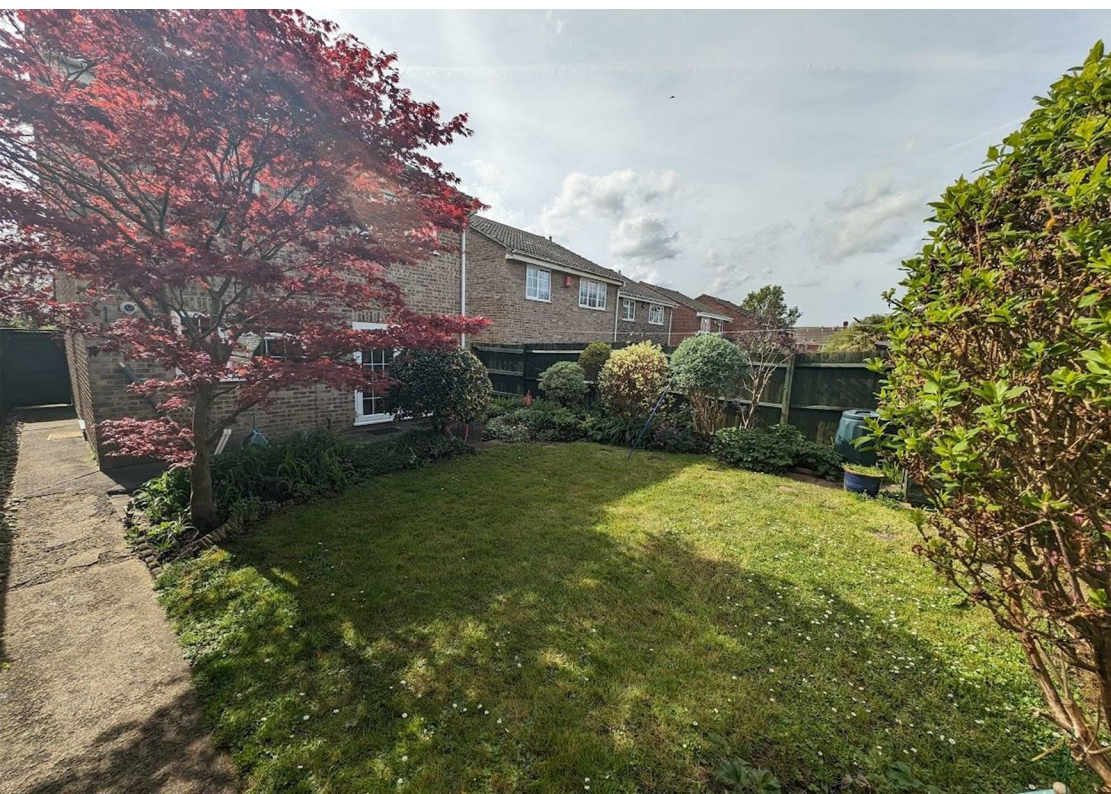
FRONT GARDEN

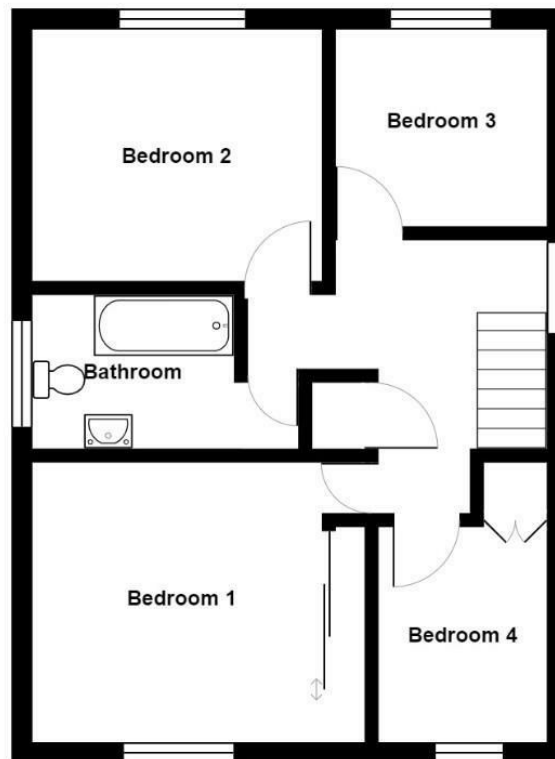
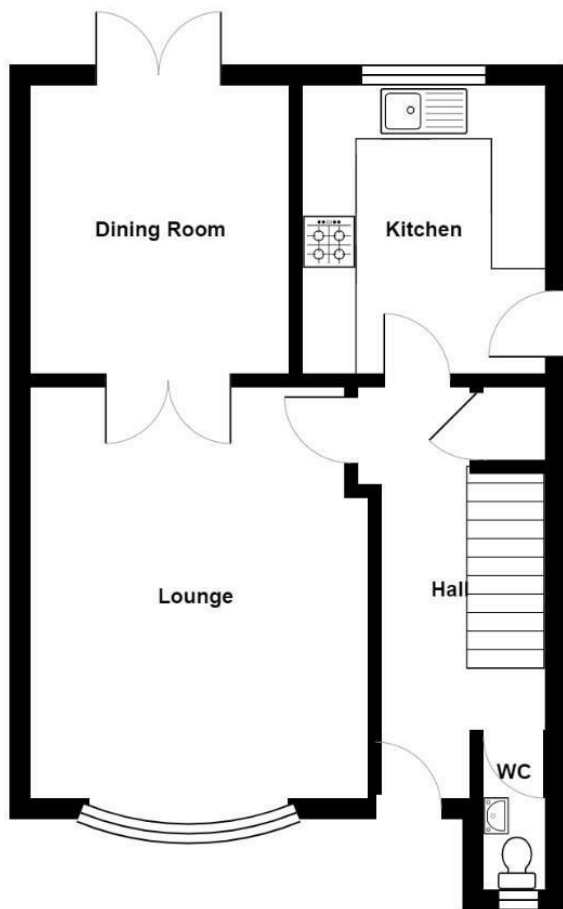
Mainly laid to lawn.

REAR GARDEN

Laid to lawn with patio area, side gate access to front, outside tap, steps leading to garage and double 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		84
(69-80) C	70	
(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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