



51 Fletcher Road, Yate, Bristol

- Well Presented Detached House
 - Lounge
 - Family Bathroom
 - Four Bedrooms
 - Garage and Driveway
- Downstairs Cloakroom
 - Fitted Kitchen/Diner
 - En Suite
 - Gardens

Offers In Excess Of £390,000

HUNTERS[®]
HERE TO GET *you* THERE

Don't miss this excellent opportunity to secure this well presented four bedroom detached house. The living accommodation briefly comprises of an entrance hallway, downstairs cloakroom, lounge, and modern well fitted kitchen/diner, to the ground floor. Upstairs can be found a family bathroom, four bedrooms the master with en suite shower room. Further benefits to the property are gas central heating, double glazing, gardens to front and rear, garage and driveway. We advise an internal inspection to fully appreciate this lovely home that had upgrades within from new!



ENTRANCE HALL

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

DOWNSTAIRS CLOAKROOM

Double glazed window to side, white pedestal wash hand basin, W/C, laminate flooring, radiator.

LOUNGE

16'1" x 10'1"
Double glazed window to front, laminate flooring, two radiators.

KITCHEN/DINER

18'5" x 12'1" - 14'0" max
Double glazed window to rear, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven, gas hob, cooker hood, integral fridge freezer and dishwasher, laminate flooring, radiator, double door cupboard offering a utility area housing a gas boiler with space for a washing machine and tumble dryer, double glazed French doors to rear garden.

LANDING

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

BEDROOM ONE

10'5" (to wardrobes) x 9'2"
Double glazed window to rear, built in wardrobes, radiator.

EN SUITE

Shower cubicle with Mira electric shower, white pedestal wash hand basin, W/C, shaver point, extractor fan, tiled surround, heated towel rail.

BEDROOM TWO

11'9" x 9'2"
Double glazed window to front, radiator

BEDROOM THREE

8'11" x 7'1"
Double glazed window to front, radiator.

BEDROOM FOUR

8'11" x 6'8"
Double glazed window to rear, radiator.

BATHROOM

Double glazed window to side, white suite of bath with shower over, vanity wash hand basin, W/C, tiled surround, heated towel rail.

FRONT GARDEN

Laid to lawn, bushes.

REAR GARDEN

Laid to lawn with patio and garden gate.

GARAGE

Single garage with driveway.





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		94
(81-91)	B	84	
(69-80)	C		
(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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