







# 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

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!

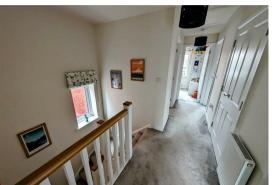
















#### **ENTRANCE HALL**

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.

#### **BFDROOM 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 widow 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.

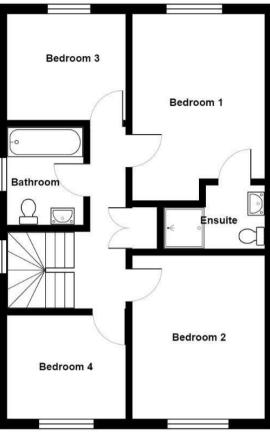
# **GARAGE**

Single garage with driveway.









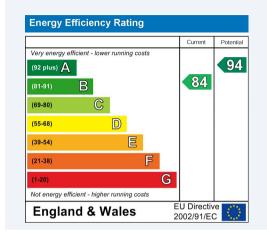
### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



# 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.



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

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