



## Manor Close, Coalpit Heath, Bristol, BS36 2RR

- No Upward Chain
- 4 Bedrooms
- Kitchen/Diner
- Bathroom Separate WC,
- Garage, Parking and Workshop
- Detached Dormer Bungalow
- Lounge
- Utility, Cloak & WetRoom
- Gardens to Front, Side and Rear
- In Need of Updating

**£495,000**



# Manor Close, Coalpit Heath, Bristol, BS36 2RR - £495,000

## Porch

Glazed door with matching glazed side panes, tiled floor.

## Entrance Hallway

Door with glazed side panels, stairs to 1st floor with cupboard under, radiator, storage cupboard, doors into

## Lounge

15'11" x 11'11"

Double glazed window to the front, open fire in stone surround, mock beamed ceiling, TV point, radiator.

## Kitchen/Diner

### Kitchen

13'10" x 9'8"

Double glazed window to the rear, range of wall, drawer and base units with worksurface over, stainless steel sink with mixer tap, part tiled walls, electric oven and hob with extractor fan over, breakfast bar with units under, mock beamed ceilings, opening into

### Dining Area

16'10" x 7'10"

Double glazed window to the front, two radiators, mock beamed ceilings.

### Utility

12'9" x 9'8"

Double glazed window and multi paned glazed door to the rear, range of all, drawer and base units with work surface over, stainless steel sink unit, plumbing for washing machine, part tiled walls, tiled flooring, floor mounted oil boiler, radiator.

### Wet Room

6'1" x 5'6"

Double glazed window to the rear, shower, pedestal wash hand basin, tiled walls, radiator.

### Cloakroom

Double glazed window to the rear, white WC, part tiled walls.

### First Floor Landing

Doors into

## Bedroom One

22'5" x 8'10"

Three double glazed windows to the front, two eaves storage cupboards.

## Bedroom Two

12'4" x 10'9"

Double glazed window to side, radiator, airing cupboard housing hot water tank.

## Bedroom Three

10'9" x 12'4"

Double glazed window to the side, radiator, access to loft space.

## Bedroom Four

8'9" x 6'10"

Double glazed window to the rear, radiator.

## Bathroom

Double glazed window to the rear, white bath, radiator, part tiled walls, tiled flooring.

## Cloakroom

White WC, wash hand basin, radiator, part tiled walls, tiled floor.

## Outside

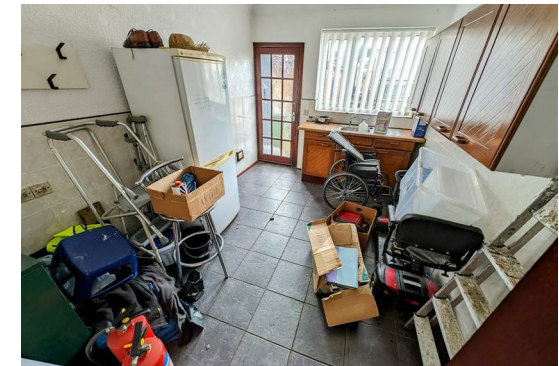
There is a walled front garden with raised flower bed borders and mature trees, with paved parking to the front.

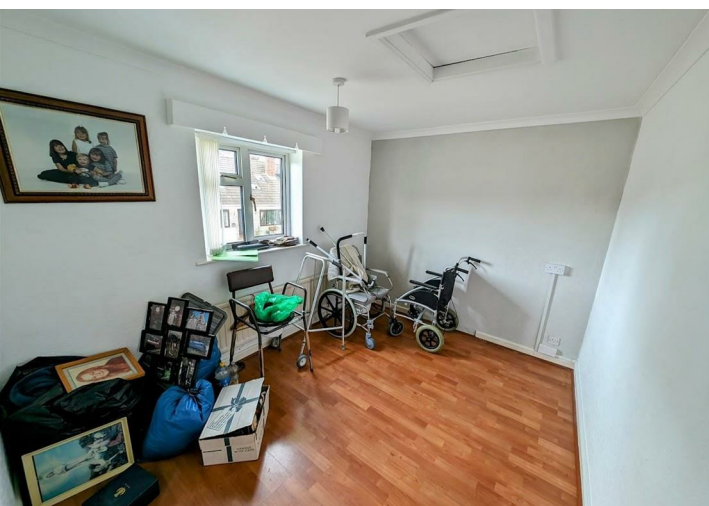
To the side of the property is a veggie garden with numerous raised beds with further gated access leading to the rear.

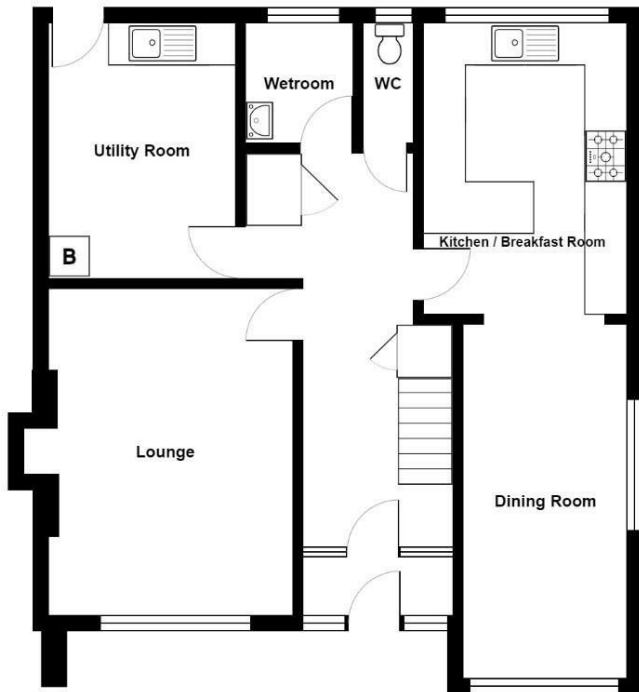
The rear garden is laid to patio, outside tap, out building with steps leading up to further raised patio area, greenhouse, courtesy door into garage, covered store area, double gated access to the rear.

## Garage

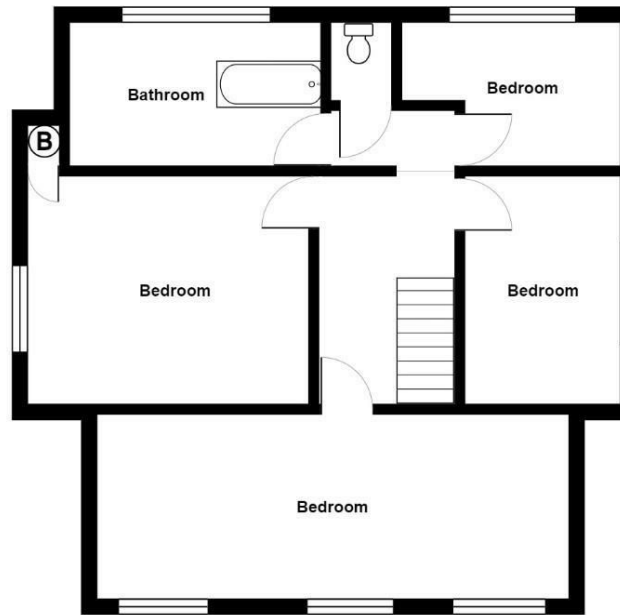
There is a single garage with up and over door, two glazed multipaned windows and courtesy door to the rear.







Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>



Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

### Viewings

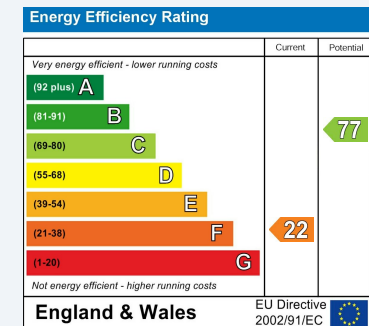
Please contact [yate@hunters.com](mailto:yate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

