

HUNTERS[®]

HERE TO GET *you* THERE



Buckthorn Court

Yate, Bristol, BS37 7DG

£290,000



This stunning two bedroom property offers an entrance hall, downstairs cloakroom, lounge, excellent well fitted kitchen diner, modern bathroom and two bedrooms. Further benefits are gas central heating double glazing, easy to maintain rear garden and two parking spaces. Internal inspection a must for full appreciation!!



ENTRANCE HALL

Double glazed door to front, radiator.

DOWNSTAIRS CLOAKROOM

Wash hand basin, W/C, radiator.

LOUNGE 12'11" x 11'6" (3.94m x 3.51m)

Double glazed window to front, stairs to first floor, radiator.

KITCHEN/DINER 14'5" x 9'3" (4.39m x 2.82m)

Double glazed window to rear, range of wall and base units, one and a half bowl single drainer sink unit, work surfaces, built in electric oven and electric hob, integral fridge freezer dishwasher and washing machine, storage cupboard, tiled floor and gas boiler.

LANDING

Doors into

BEDROOM ONE 11'0" x 10'9" (3.35m x 3.28m)

Double glazed window to front, access to loft space, fitted wardrobes, walk in wardrobe, storage cupboard, radiator.

BEDROOM TWO 11'3" x 7'11" (3.43m x 2.41m)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, extractor fan, radiator.

FRONT GARDEN

Gravel stone border, paving and shrubs.

REAR GARDEN

Patio area with railings and steps leading to area laid to artificial grass with patio stone edging, gravel stone border and tree with gated access to the rear.

PARKING

Two parking spaces.

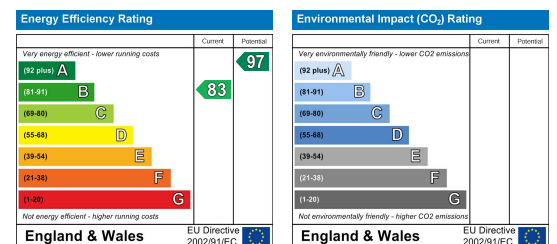
SERVICE CHARGE

£220 Per year.

Area Map



Energy Efficiency Graph



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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