



19 Rathbone Close, Coalpit Heath, Bristol

- Sought After Cul De Sac Location
 - Semi Detached Bungalow
 - Lounge / Diner
 - Shower Room
 - Southerly Facing Enclosed Garden
- Well Presented
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Double Glazed Gas Central Heating
- Extensive Parking

£450,000



This well presented semi detached bungalow, set in a sought after cul de sac the property benefits front entrance porch and hallway, lounge/diner, modern fitted kitchen, two double bedrooms and shower room. Further benefits include gas central heating, double glazing, southerly facing enclosed rear garden with extensive parking to the front and side. This property is sure to create much interest. Early internal inspection is strongly advised.



Porch

Double glazed construction, tiled floor, step up to

Entrance Hallway

Double glazed door, parquet flooring, radiator, access to part boarded loft space with ladder light and housing gas boiler, storage cupboard with radiator, doors into

Lounge

13'2" x 11'5"

Wood burner, TV point, wood effect flooring, radiator, archway opening to

Dining Area

11'6" x 11'5"

Double glazed bi folding doors opening to the rear garden, radiator, wood effect flooring, roof lantern.

Kitchen

16'7" x 11'9"

Double glazed bi-folding doors to the rear, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap over, double electric oven with 5 ring gas hob with extractor fan over with splash back, part tiled walls, integrated fridge/freezer, further freezer, dishwasher, laundry cupboard with plumbing for washing machine, and further storage cupboard, breakfast bar with radiator under, ceiling spotlights and under cupboard lighting.

Bedroom One

12'1" x 10'3"

Double glazed window to the front, radiator, built in wardrobes, tiled flooring.

Bedroom Two

10'7" x 9'3"

Double glazed window to the front, radiator, wood effect flooring.

Shower Room

Double glazed window to side , tiled to visible wall and floor area, shower unit with rain shower over, pedestal wash hand basin, WC, heated towel rail, extractor.

Outside

The front and side of the property is laid to tarmac providing off street parking for multiple vehicles.

The enclosed south facing rear garden offers composite decking with decorative stones, landscaped pond area with raised flower bed borders, fruit trees, outside garden tap and electrics, woodstore, further double gated access to the side of the property with artificial grass area, two pergola area one for seating the other with hot tub, with wooden storage unit/garage 19'7" x 17'8" with two double doors, light and power.



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			87
(81-91) B			
(69-80) C		71	
(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.

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Viewing

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