



47 Prestbury, Yate, Bristol

- No Upward Chain
- Entrance Hallway
 - Kitchen
- White Family Bathroom
- Gardens to Front & Rear
- Terraced House
- Lounge with separate Dining Area
 - 3 Bedrooms
- Gas Central Heating & Double Glazing
- Garage & Parking

£255,000

HUNTERS[®]
HERE TO GET *you* THERE



Entrance Hallway

Double glazed door and double glazed window, radiator, stairs to 1st floor with cupboard under, wood effect flooring, doors into

Lounge

13'9" x 11'5"

Double glazed window to the front, radiator, TV point, archway into

Dining Area

10' x 9'2"

Double glazed door and double glazed window to the rear, radiator, opening into

Kitchen

9'10" x 8'1"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit, part tiled walls, electric oven with gas hob over, space for fridge/freezer, plumbing for washing machine, multi paned door into hallway.

First Floor Landing

Access to loft space, airing cupboard housing gas boiler, doors into

Bedroom One

12'4" x 9'2"

Double glazed window to the front, radiator.

Bedroom Two

11'2" x 9'2"

Double glazed window to the rear, radiator.

Bedroom Three

9'10" x 7'2"

Double glazed window to the front, radiator.

Bathroom

7'1" x 5'7"

Double glazed window to the rear, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, radiator.

Outside

The walled front garden mainly laid to lawn with mature bushes and pathway to front door.

The enclosed rear garden has artificial grass, patio area, raised borders, outside tap, gated access to the rear.

Garage

There is a single garage with up and over door, with block pavier parking to the front providing off street parking.




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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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

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