



42 Rectory Close, Yate, Bristol

- Semi Detached House
 - Lounge Area
 - Kitchen
 - Three Bedrooms
- Garage and Hardstanding
- Entrance Hall
- Dining Area
- Bathroom
- Westerly Facing Rear Garden
- No Chain

£290,000

HUNTERS®

HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to side, stairs to first floor, radiator.

LOUNGE AREA

13'0" x 12'7"

Double glazed window to front, gas fire, understairs cupboard, radiator.

DINING AREA

10'0" x 8'0"

Double glazed window to rear, radiator.

KITCHEN

10'8" x 8'3"

Double glazed window to rear, wall and base units, work surfaces, stainless steel one and a half bowl sink unit, tiled splashbacks.

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE

12'5" x 9'8"

Double glazed window to front, radiator.

BEDROOM TWO

10'3" x 9'1"

Double glazed window to rear, radiator.

BEDROOM THREE

8'6" x 7'9"

Double glazed window to front, built in cupboard, laminate flooring, radiator.

BATHROOM

Double glazed window to rear, bath, pedestal wash hand basin, W/C, cupboard housing gas boiler, radiator.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Laid to lawn.

GARAGE

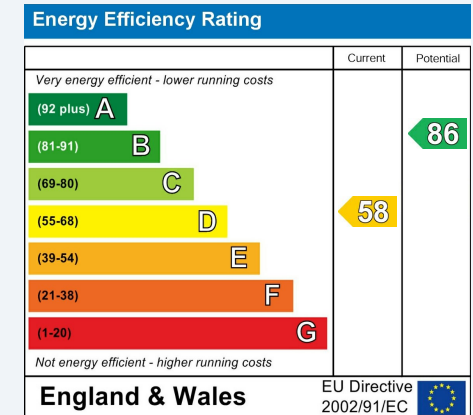
Single garage with carport.





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

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.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>