

## 19 Cleeve Road, Yate, Bristol

- Close to Local Amenities
  - 3 Bedrooms
  - Lounge/Diner
  - White Bathroom
  - Gardens
- No Upward Chain
- Terraced House
- Fitted Kitchen
- Garage & Storage Area

**£265,000**

**HUNTERS®**  
HERE TO GET *you* THERE

### Entrance Hallway

Double glazed door and window to front, tiled flooring, stairs to 1st floor, radiator, doors into

### L Shaped Lounge/Diner

23'7" x 11'9" -8'3"

Double glazed window to front and rear, electric fireplace, radiator, wood effect flooring.

### Kitchen

9'4" x 9'

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap, electric oven, hob and extractor fan over, integrated fridge/freezer, plumbing for washing machine, tiled walls and tiled floor.

### First Floor Landing

Access to part boarded loft space with light, wood effect flooring, doors into

### Bedroom One

13'4" x 9'11" to wardrobes

Double glazed window to the front, built in wardrobes, built in cupboard housing hot water tank and gas boiler, radiator, wood effect flooring.

### Bedroom Two

9'11" x 9'10"

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

### Bedroom Three

7'10" x 5'6"

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

### Bathroom

7'10" x 5'6"

Double glazed window to the rear, white suite comprising panelled bath with shower over, vanity wash hand basin concealed cistern WC, storage cupboards with work surface over, radiator, tiled walls.

### Outside

The front is laid to lawn with flower and plant boarder, pathway leading to the front door. The enclosed rear garden is laid to lawn with garden pond, outside electric and water.

### Storage Area

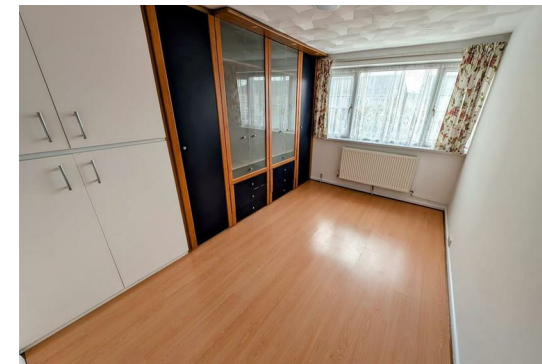
11'10" x 6'11"

Double glazed door to both front & back opening to further gated access to the rear, with further double glazed door and side panel into garage.

### Garage

23'7" x 9'4" (irregular shape)


Electric roller door to the front, glazed window to the rear, courtesy door into storage area, light and power.





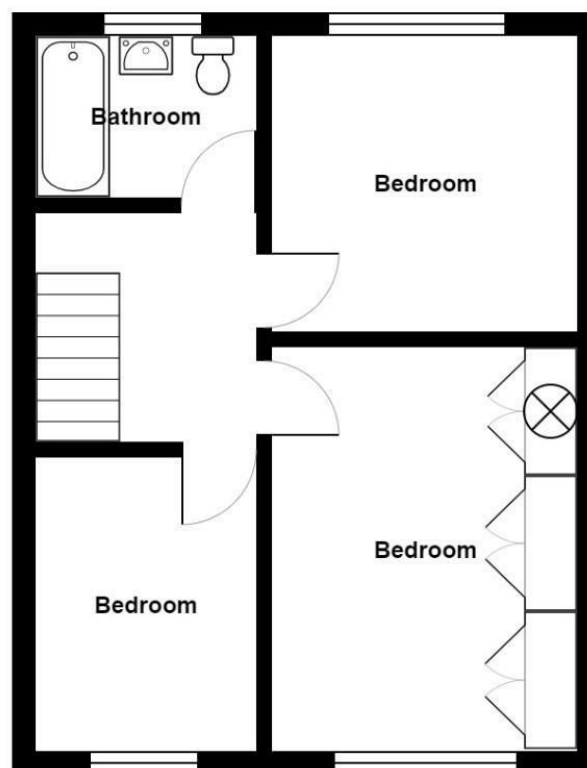
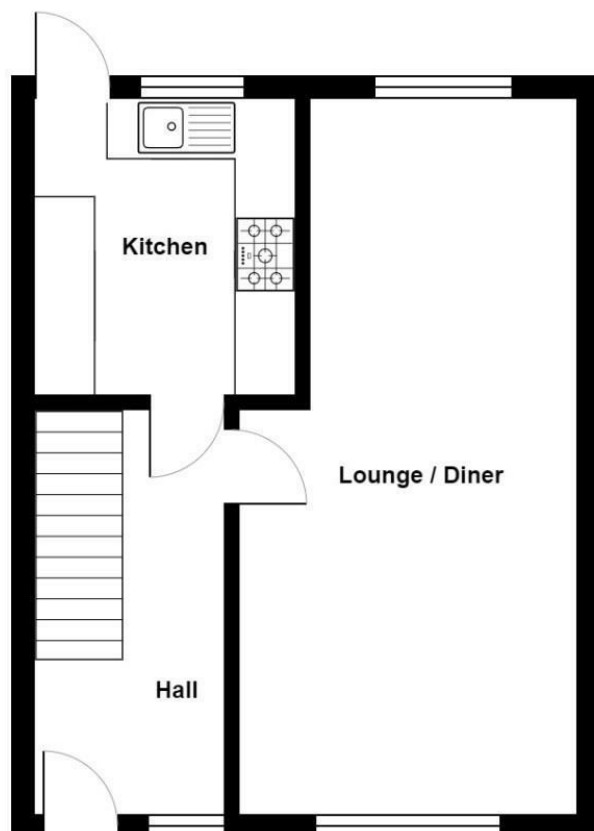
## ENERGY PERFORMANCE CERTIFICATE

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		
(81-91)	B		80
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



### 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.



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