



High Street, Hawkesbury Upton

- Village Location
- 3 Bedrooms Master En-Suite
- Kitchen, Utility & Cloakroom
- Gardens to Front & Rear
- No Upward Chain
- 3 Receptions
- Shower Room
- Garage & Parking

£325,000

HUNTERS®

HERE TO GET *you* THERE

Double glazed door into

Entrance Hallway

Stairs to 1st floor, wood flooring, radiator, double doors with matching panel into

Lounge

14'9" x 14'7" max
Double glazed window to the front, open feature fireplace, two radiators, TV point, under stair cupboard, double doors opening into

Dining Room

12'2" x 9'4"
Double glazed patio door into garden room, radiator, door into

Kitchen

12'2" max x 8'3"
Glazed window and glazed door into utility, range of wall, drawer and base units with work surface over, stainless steel sink unit, par tiled walls, built in double oven and hob with extractor fan over, spaces for under counter fridge and freezer and space for small table and chairs, radiator, tiled flooring.

Utility

11'4" x max x 6'11"
Double glazed patio door and two glazed windows into garden room, double glazed window to the rear, wall unit, plumbing for washing machine and spaces for dishwasher and tumble dryer, floor mounted oil boiler, tiled flooring, door into

Cloakroom

Double glazed window to the rear, white WC, wash hand basin, tiled flooring.

Garden Room

11'4" x 8'5"
Double glazed French doors opening to the rear with matching double glazed side panels, tiled flooring.

First Floor Landing

Access to part boarded loft space with ladder, airing cupboard housing hot water tank, doors into

Bedroom One

14'2" x 10'3"
Double glazed window to the front, fitted wardrobes, matching drawers and over bed storage cupboards, radiator, doors into

Ensuite

White suite comprising, WC, vanity wash hand basin with storage cupboard under, tiled flooring.

Bedroom Two

10'4" x 9'5"
Double glazed window to the rear, built in wardrobe, radiator.

Bedroom Three

9' x 7'5"
Double glazed window to the front, wall and floor cupboards, radiator.

Shower Room

8'1" x 5'5"
Double glazed window to the rear, white suite comprising, tiled double shower cubicle with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, ceiling spotlights, tiled flooring.

Outside

The front has steps leading up to the front door, outside tap, with low maintenance garden with patio and shrub borders.

The enclosed rear garden is laid to patio with raised border with mature shrubs and small tree, gated access leading to the rear.

Garage & Parking

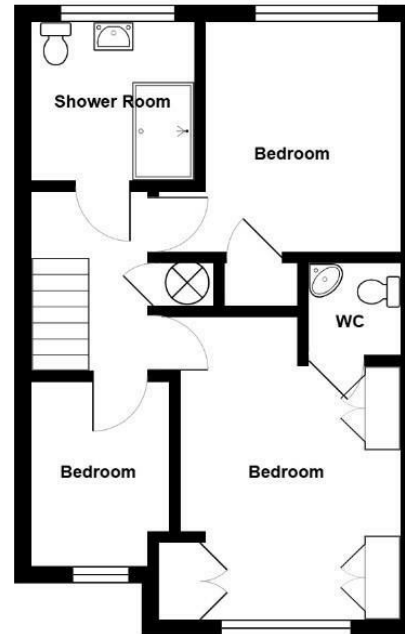
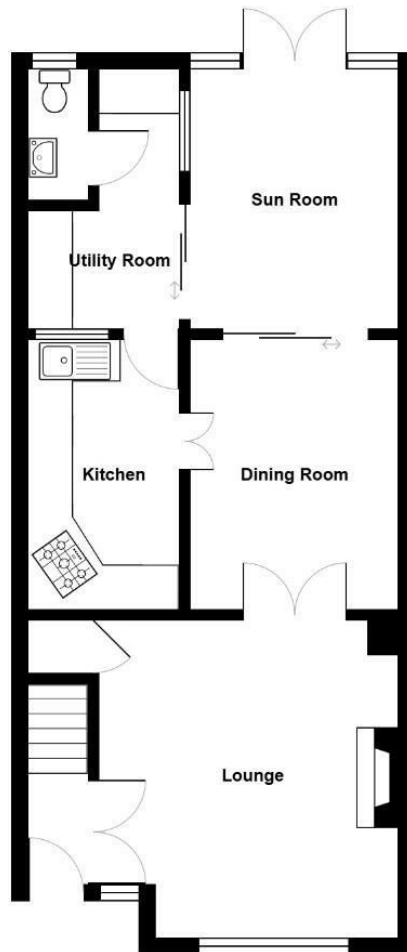
There is a single garage with up and over door, with parking space to the side.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"







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		81
(69-80) C		
(55-68) D	58	
(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

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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