



## 36 Glenfall, Yate, Bristol

- End of Terrace
  - Lounge
- Modern White Bathroom
  - Garage
- Well Presented

- Modern Kitchen
  - 3 Bedrooms
- Gas Central Heating, Double Glazing
- Gardens to Front & Rear

**£265,000**



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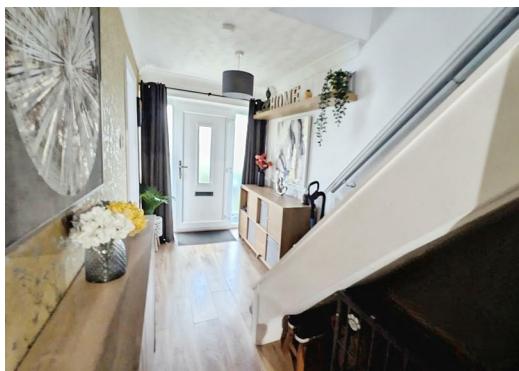
Situated in Glenfall, Yate, Bristol, this well-presented end terrace house offers a delightful blend of comfort and modern living. Built in the 1960's, the property boasts a welcoming entrance hallway that leads into a separate lounge, perfect for relaxation and entertaining guests. The modern kitchen/breakfast room is a highlight, providing an ideal space for culinary creativity.

On the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The contemporary white bathroom is designed with both style and functionality in mind, ensuring a pleasant experience for all.

The property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Outside, the enclosed gardens to both the front and rear offer a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

There is convenient parking available for one car, along with a garage located in a nearby block for additional storage or parking needs.

We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.



## Entrance Hallway

Double glazed door with matching double glazed side panels, stairs to 1st floor, radiator, wood effect flooring, door into

## Lounge

14'7" x 11'7"

Double glazed window to the front, TV point, radiator, built in storage cupboard, wood effect flooring.

## Kitchen/Breakfast Room

17'10" x 8'11"

Double glazed windows to the rear and side, double glazed French doors with matching side panel to the rear, range of modern wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, spaces for Range cooker, fridge/freezer, washing machine and tumble dryer, breakfast bar, radiator, wood effect flooring.

## First Floor Landing

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

## Bedroom One

12'6" x 10'3"

Double glazed window to the front, radiator.

## Bedroom Two

11'1" x 10'

Double glazed window to the rear, radiator.

## Bedroom Three

7'5" x 6'10"

Double glazed window to the front, radiator.

## Bathroom

Double glazed window to the rear, white suite comprising panelled bath with electric shower over, vanity wash hand basin, WC, radiator, part tiled walls, tiled effect flooring.

## Outside

The front is enclosed with picket fence, laid to lawn with stones edging, gated access leading to the rear of the property garden.

The enclosed rear garden is laid to patio with garden shed, outside tap, stones edging and gated access leading to the rear of the property.

## Garage

There is a single garage with up and over door situated in a near by block.

## Agents Note

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# 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		
(69-80) C		
(55-68) D		
(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.

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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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