



9 JONES CLOSE, YATTON BS49 4RA

ASKING PRICE OF £300,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI DETACHED FAMILY HOME
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- MODERN KITCHEN
- LOUNGE/DINING ROOM
- BATHROOM & SHOWER
- LOUNGE/DINING ROOM
- OFF ROAD PARKING
- D/GLAZING & GAS C/HEATING

9 JONES CLOSE, BRISTOL, BS49 4RA



Cooke & Co are delighted to offer for sale this very well presented, modernised and reconfigured three bedroom semi detached house. Positioned within a quiet cul-de-sac away from mainstream traffic, the property provides for easy access to the train station, bus routes, local amenities and close to Chestnut Primary School. The property briefly comprises of three bedrooms one with en-suite shower room, family bathroom with separate shower cubicle, fully fitted kitchen with integrated dishwasher, double oven and electric hob, lounge/diner and boasting a sunny and fully enclosed rear garden as well as off road parking.

FRONT OF PROPERTY

Driveway for two vehicles, garden area laid to lawn, access to insulated brick built storage

ENTRANCE HALL

Door leading to hallway, radiator, under stair storage housing consumer unit, stairs to first floor

KITCHEN/BREAKFAST ROOM

10' 8" x 14' 6" (3.25m x 4.42m) Glass door leading to modern fully fitted kitchen with breakfast bar, integrated electric double oven, electric hob with extractor hood over, integrated dishwasher, space for washing machine, tumble dryer and American

size fridge/freezer. Two double glazed windows to front, panel radiator, tiled splashbacks

LOUNGE/DINER

28' 1" x 12' 7" (8.56m x 3.84m) Double glazed doors leading to rear garden, log burner, two radiators, double glazed windows to front and rear

FIRST FLOOR LANDING

Boarded loft access with lighting, storage cupboard housing combi boiler

BEDROOM ONE

14' 6" x 9' 3" (4.42m x 2.82m) Two double glazed windows to rear, two radiators

BEDROOM TWO

10' 5" x 10' 4" (3.18m x 3.15m) Dorma style bedroom reconfigured in 2019 in line with building regulations

Double glazed window to rear, radiator, built in storage cupboard.

Ensuite shower room with a jet power shower, sink with vanity unit under, WC, double glazed obscure window to side.

BEDROOM THREE

8' 8" x 9' 5" (2.64m x 2.87m) Double glazed window to front, radiator

BATHROOM

Bath, WC, sink with vanity unit under, shower cubicle, double glazed obscure window to front, heated towel rail

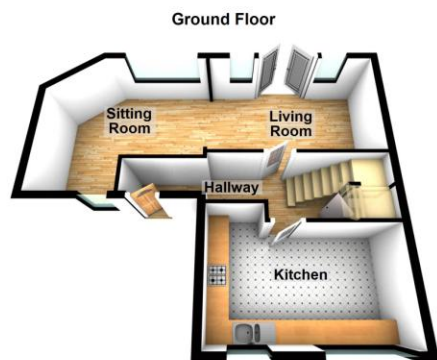
GARDEN

South facing garden, part laid to patio and grass, access to insulated brick built storage room

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Council Tax:
Band B
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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