







19 Cleeve Road, Yate, Bristol

- Close to Local Amenities
- Entrance hall
- Fitted Kitchen
- White Bathroom
- Enclosed Garden
- Terraced House
- Lounge/Diner
- 3 Double Bedrooms
- Garage & Outbuilding
- Off Street Parking

£270,000

HUNTERS®
HERE TO GET *you* THERE

Nestled on Cleeve Road within walking distance of Yate Shopping Centre is this well-presented home a delightful find for those seeking comfort and convenience. Built in 1962, this property spans an impressive 861 square feet and boasts a thoughtful layout that maximises space and light.

Upon entering, you are greeted by a welcoming entrance hall that leads into an inviting L-shaped lounge/diner, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. Upstairs, you will discover three generously sized double bedrooms, providing ample space for family or guests. The modern white bathroom adds a touch of contemporary style to the home.

This property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The enclosed low-maintenance garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings. Additionally, the property features off-street parking, an oversized garage, and an outbuilding that can serve as an office space, providing versatility for your lifestyle needs.

Conveniently located close to local amenities, this home is perfect for families and professionals alike. With its appealing features and prime location, viewing is strongly advised to fully appreciate all that this property has to offer.










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

L Shaped Lounge/Diner
23'4" x 11'9" -8'3"
Double glazed window to front and rear, gas fireplace, TV point, 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
13'5" x 7'9" to wardrobes
Double glazed window to the front, built in wardrobes, built in cupboard housing hot water tank and Worcester 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
8'5" x 8'
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 power 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 to stones providing off street parking and pathway leading to the front door.
The enclosed rear garden is laid to stones with raised shrub and flower bed border, electric socket, patio area, outside tap.

Storage Area/Outer Office Space
11'10" x 6'11"
Double glazed door to both front & back with light and power, opening to further gated access to the rear, with further double glazed door and double glazed 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/office space, light and power.

Agents Note
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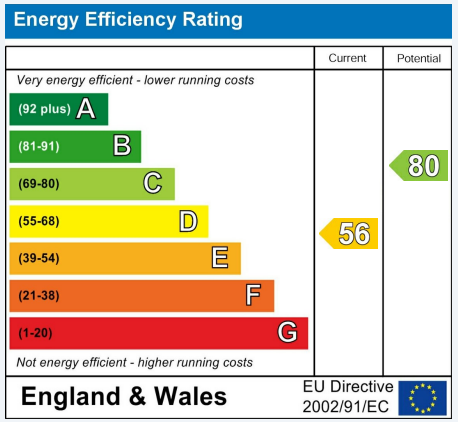






ENERGY PERFORMANCE CERTIFICATE

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.



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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