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Celestine Road,Yate,BS37

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Yate,
BS37

£310,000

3 1 2 E

This fine three-bedroom bay fronted semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The dining area provides a lovely space for family meals, while the kitchen benefits from a utility room, ensuring practicality for everyday living. This property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. A convenient downstairs cloakroom adds to the functionality of the home, making it suitable for families and guests alike. The front of the house overlooks a pleasant green, enhancing the overall appeal of the location. Upstairs, you will find three generously sized bedrooms, perfect for a growing family or those needing extra space. The family bathroom is well-designed, catering to all your needs. One of the standout features of this property is the southerly facing rear garden, which provides an abundance of natural light and a wonderful outdoor space for relaxation, gardening, or entertaining. Additionally, the boarded loft offers potential for further development, whether for storage or potential conversion into additional living space. With its excellent transport links nearby, this property is an ideal opportunity for families or first-time buyers looking to settle in a vibrant community.

ENTRANCE HALL
Double glazed entrance door, stairs to first floor, understairs cupboard, radiator.

LOUNGE 14'7" (into bay) x 12'11" - 11'9"
Double glazed window to front, feature fire place with gas central heating back boiler, radiator.

DINING AREA 11'11" 11'1"
Double glazed patio doors to rear garden.

KITCHEN 15'11" x 7'8"
Double glazed window to rear, range of wall and base units, work surfaces, stainless steel single drainer sink unit, space for oven, extractor hood, space for slimline dishwasher, space for fridge freezer, radiator.

UTILITY ROOM
Fitted cupboard, space for washing machine, double glazed door to rear garden.

DOWNSTAIRS CLOAKROOM
Wash hand basin, W/C.

LANDING
Double glazed window to side, steps to boarded loft.

BEDROOM ONE 15'0" (into bay) x 9'3" to wardrobes
Double glazed bay window to front, airing cupboard, radiator.

BEDROOM TWO 12'6" x 9'4"
Double glazed window to rear, built in cupboard/wardrobe, radiator.

BEDROOM THREE 8'9" x 7'11"
Double glazed window to front, radiator.

BATHROOM
Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, towel rail, laminate flooring, part tiled, radiator.

BOARDED LOFT 10'4" x 9'10"
Double glazed window to front.

FRONT GARDEN
Laid to gravel stones.

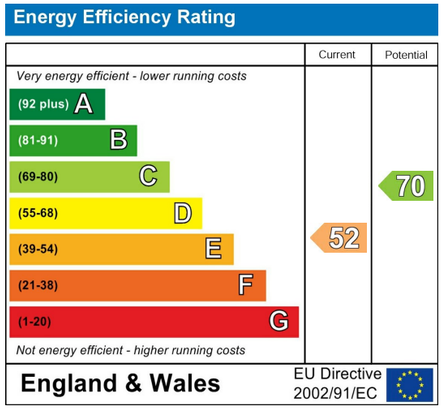
REAR GARDEN
Lawn, patio, slate gravel border, decking.

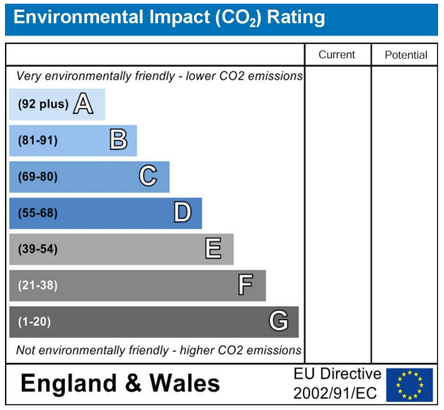
OUTBUILDING/ FORMER GARAGE
Former garage currently used as a carport/storage area.

AGENTS NOTE
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.

Tenure: Freehold
Council Tax Band: D

- THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE
- ENTRANCE HALL
- LOUNGE
- DINING AREA
- GAS CENTRAL HEATING, DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM, UTILITY ROOM
- FAMILY BATHROOM
- BOARDED LOFT
- SOUTHERLY FACING REAR GARDEN
- FRONTING GREEN





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.

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