

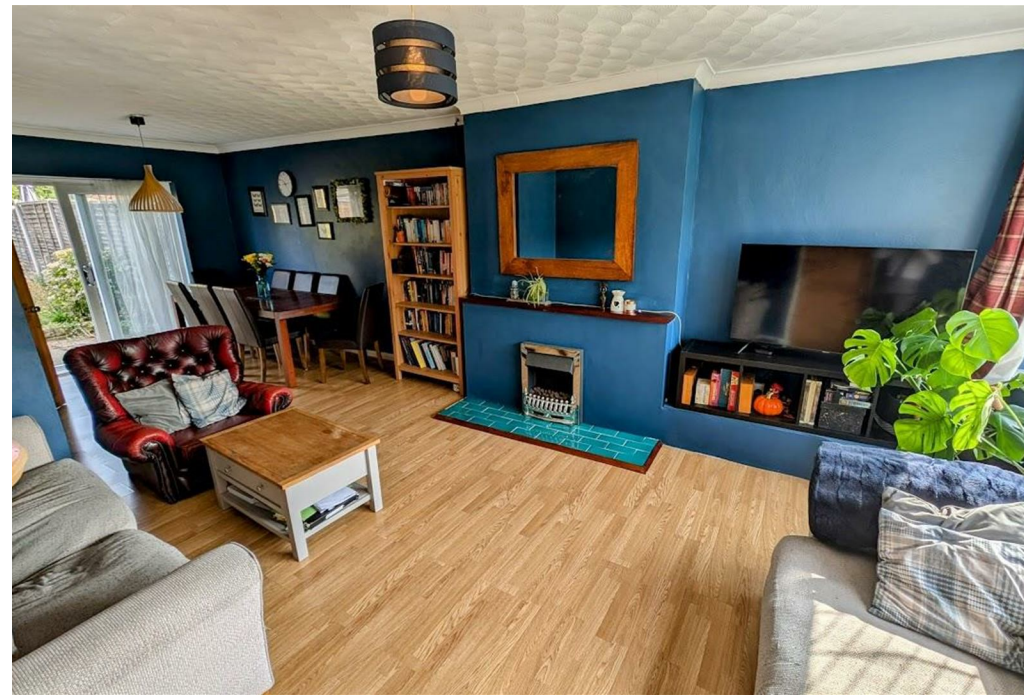


Sunningdale,
Yate,
BS37

£265,000

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This fine sized three-bedroom house presents an excellent opportunity for families and individuals alike. Upon entering, you are welcomed by an entrance hall. The attractive lounge/diner is perfect for both relaxation and entertaining, providing ample space for family gatherings or quiet evenings in. The property boasts a large main bedroom, offering a comfortable retreat at the end of the day. There is a kitchen leading to the rear garden and a modern bathroom adding a touch of luxury to your daily routine. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient living environment all year round. Additionally, the home is conveniently located within walking distance to Kings Gate Park and the Yate Shopping Centre, ensuring that all your local amenities are easily accessible. With no onward chain, this property is ready for you to move in and make it your own.



ENTRANCE HALL

Entrance door with double glazed inset, double glazed screen, stairs to first floor, radiator.

LOUNGE/DINER 25'4" x 13' max - 11'10" - 9'3"

Double glazed window to front, laminate flooring, electric fire.

KITCHEN 10'2" x 9'5"

Double glazed window to rear, range of wall and base units, built in oven and hob, single drainer sink unit work surfaces, space for washing machine and space for fridge freezer, vinyl flooring, double glazed door to rear garden.

LANDING

Access to loft space.

BEDROOM ONE 13'4" x 13'4"

Double glazed window to rear, built in double wardrobe, cupboard housing gas boiler.

BEDROOM TWO 11'9" x 11'3"

Double glazed window to front, laminate flooring, radiator.

BEDROOM THREE 7'11" x 7'7"

Double glazed window to front, laminate flooring, radiator.

BATHROOM

Double glazed window to rear, bath with overhead shower, vanity wash hand basin, W/C, part tiled.

FRONT GARDEN

Laid to lawn

REAR GARDEN

Lawn, patio, garden shed and garden gate.

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: B



- Three Bedroom Property
- Entrance Hall
- Lounge/Diner
- Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Waking Distance to Kings Gate Park and Yate Shopping Centre
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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.