



## 27 Plover Close, Yate, Bristol

- Semi Detached House
  - Kitchen
  - Conservatory
  - Bathroom
  - Outbuilding
- In Need of Some Modernizing
  - Lounge/Diner
  - 2 Bedrooms
  - Garden & Driveway
  - No Chain

**£250,000**

**HUNTERS®**

HERE TO GET *you* THERE

Nestled in a cul-de-sac of Plover Close in Yate, Bristol, this semi-detached house presents an excellent opportunity for those looking to create their dream home.

With a generous 635 square feet of living space, this property, built between 1990 and 1999, is in need of modernisation, allowing you to personalise it to your taste.

Upon entering, you are greeted by a small entrance that leads into a functional kitchen, perfect for culinary enthusiasts. The spacious lounge/diner offers a welcoming atmosphere, ideal for both relaxation and entertaining. Additionally, a conservatory extends the living space, providing a bright area to enjoy the garden views.

Upstairs, you will find two well-proportioned bedrooms, complemented by a white family bathroom, ensuring comfort for all residents. The property benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout.

Outside, the garden features an outbuilding. The front of the property boasts a driveway with off-street parking for 2-3 vehicles, a valuable asset in this desirable location.

With no upward chain, this home is ready for its new owners to make it their own. Whether you are a first-time buyer or looking to invest, this property offers a fantastic opportunity to create a lovely family home. Don't miss your chance to view this promising semi-detached house in Yate.



## Entrance Hall

Door to the front, radiator, wood flooring, multi paned door to lounge, opening into

## Kitchen

7'11" x 7'5"

Double glazed window to the front, range of wall, drawer and base units with work surface over, part tiled wall, sink with mixer tap over, built in electric oven, gas hob with extractor fan over, under counter fridge and freezer, plumbing for washing machine, wood flooring, ceiling spotlights.

## Lounge/Diner

16'4" x 11'7" max

Double glazed window to the side, two radiators, stairs to 1st floor, wood flooring, double glazed French doors opening into

## Conservatory

9'10" x 9'3"

Double glazed construction with poly carbonate roof, radiator, wood flooring.

## First Floor Landing

Double glazed window to the side, access to loft space, doors into

## Bedroom One

12'9" x 11'5" max

Double glazed window to the rear, radiator, built in wardrobes to one wall, wood effect flooring.

## Bedroom Two

11'8" - 8'9" x 6'6"

Double glazed window to the front, radiator, built in wardrobe.

## Bathroom

8'8" x 4'10"

Double glazed window to the rear, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, extractor fan.

## Outside

The front is laid to tarmac providing off street parking for two - three vehicles with stone area to the side.

The rear garden is laid to stones with patio area, decked area with pergola over (in need of some repair, outside tap, side access leading to the front and outbuilding.

## Outbuilding

13'7" x 7'7"

Timber framed, double glazed French doors opening onto decking.

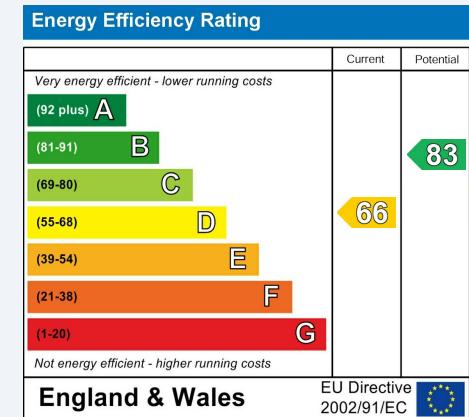
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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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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