



6 Amberley Gardens, Yate, Bristol

- Semi Detached Townhouse
 - Cloakroom
 - Master Suite with Ensuite
- Gas Central Heating & Double Glazing
- Parking for Two Vehicles
- Open Plan Kitchen/Diner/Lounge
- 3 Double Bedrooms
 - Bathroom
- Enclosed Garden
- Well Presented

£365,000

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HERE TO GET *you* THERE

Nestled in the tranquil cul-de-sac of Amberley Gardens in Yate, Bristol, this charming semi-detached townhouse, built in 2019, presents an excellent opportunity for families and professionals alike. The property boasts an entrance hall with cloakroom that leads to a thoughtfully designed open-plan living space, combining a modern kitchen, dining area, and lounge, perfect for both entertaining and everyday living.

On the first floor, you will find two generously sized bedrooms, complemented by a stylish family bathroom featuring contemporary white fittings. The second floor is dedicated to the master suite, which includes a built-in wardrobe and an ensuite shower room, providing a private retreat for relaxation.

The home is equipped with double glazing and gas central heating, ensuring comfort throughout the seasons. Outside, the rear garden offers a delightful space for outdoor activities, while the front of the property provides parking for two vehicles, adding to the convenience of this lovely home.

This well-presented townhouse is sure to attract interest, given its modern features and desirable location. It is an ideal choice for those seeking a blend of comfort and convenience in a peaceful setting. Don't miss the chance to make this delightful property your new home.



Double glazed door into

Hallway

Radiator, stairs to 1st floor, wood effect flooring, doors into

Cloakroom

Double glazed window to the front, white suite comprising, wash hand basin with tiled splash back, WC, wood effect flooring, radiator.

Open Plan Living Space

Kitchen/Diner

16' x 10'4" - 6'10"

Double glazed window to the front, range of wall, drawer and base units with work surface over, under lighting and kick board lighting, stainless steel 1.5 sink unit with mixer tap over, electric oven, 5 ring gas hob with extractor hood and stainless steel splash back, integrated dishwasher and fridge/freezer, wood effect flooring, space for table and chairs, radiator, double storage cupboard with spaces for washing machine and tumble dryer.

Lounge

13'5" x 11'8"

Double glazed French doors with matching double glazed side units, two radiators, TV point, wood effect flooring.

First Floor Landing

Radiator, airing cupboard with shelving, stairs to 2nd floor, doors into

Bedroom Two

13'5" x 9'1"

Double glazed window to the rear, radiator.

Bedroom Three

11'9" max x 10'10" to wardrobe - 7'3"

Two double glazed windows to the front, radiator, built in wardrobe and built in cupboard with gas boiler.

Bathroom

7'4" x 6'3"

Double glazed window to the side, white suite comprising, panelled bath with shower over, pedestal wash hand basin, concealed cistern WC, part tiled walls, heated towel rail, spotlights, wood effect flooring.

Second Floor Master Suite

15'2" x 10'10"

Double glazed window to the front, built in walk in wardrobe, two radiators, door into

En-Suite Shower Room

7'7" x 5'9"

Double glazed Velux window to the rear, white suite comprising tiled shower cubicle with rain shower over, pedestal

Outside

The enclosed rear garden is laid mainly to lawn with tree, patio area, garden shed with gated access leading to the front.

The front is laid to parking for two vehicles.

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"

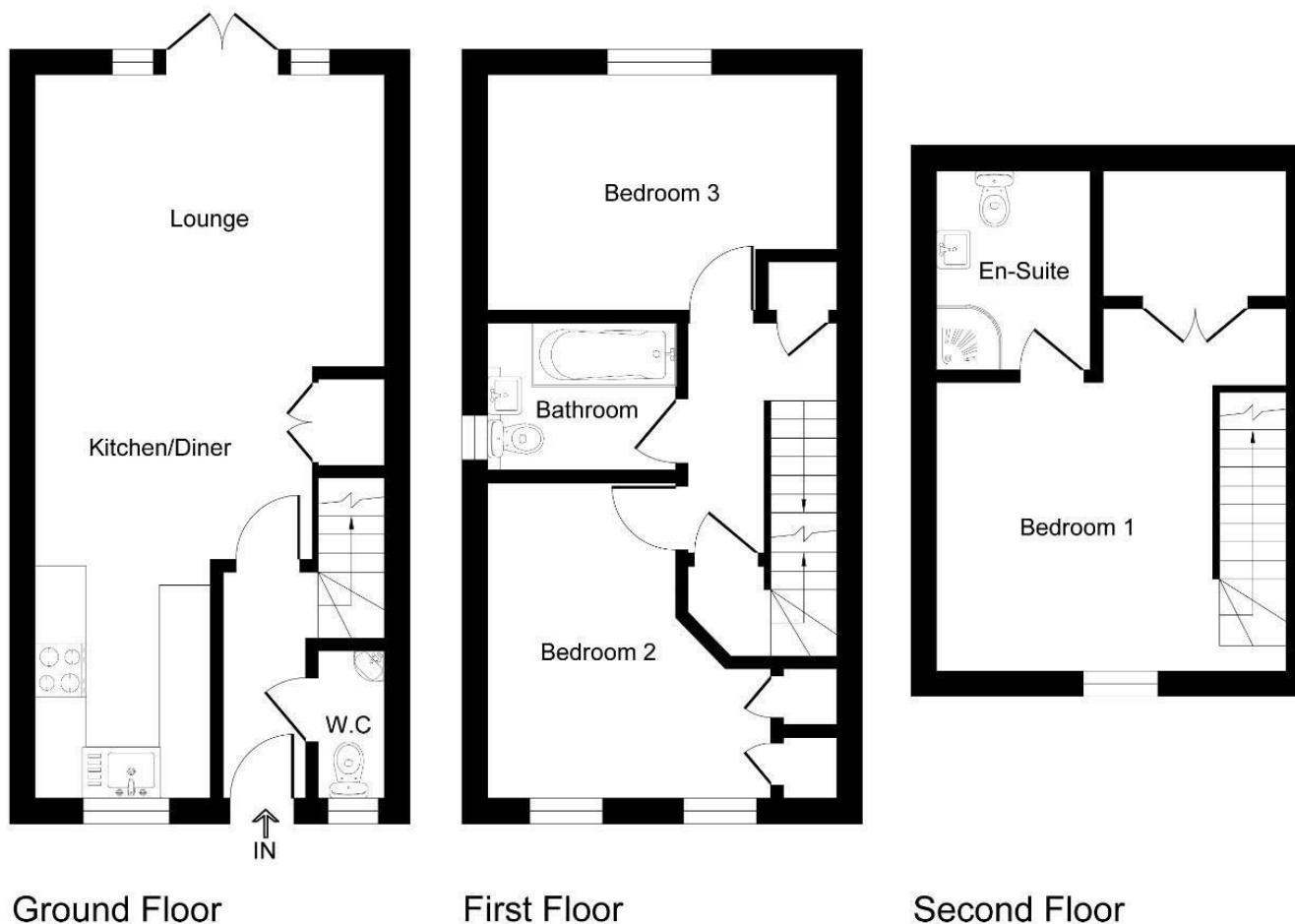


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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