



**Stirling Close,
Bristol, BS37 5UH**

**PRICE: Offers Over
£280,000**

Property Features

- Two Double Bedrooms
- Popular Cul-De-Sac Location
- Garage & Off Street Parking
- Lounge
- Kitchen/Dining Room
- Separate Office Space
- No Onward Chain
- Enclosed Rear Gardens

Full Description

Description

Located in Stirling Close, Yate, this semi-detached house presents an excellent opportunity for those seeking two well-proportioned bedrooms, this property is perfect for small families, couples, or even a investment opportunity.

To the ground floor there is spacious living room and kitchen/dining room, additionally, there is an extra study or store room, which can be utilised according to your needs, whether as a home office or a playroom.

The property features a enclosed rear garden, driveway providing off street parking for 2 cars and garage for additional storage or parking needs.

With its excellent location in Yate, residents will benefit from a range of local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This semi-detached home is a wonderful opportunity for anyone looking to settle in a friendly community.

Lounge

16'8" x 11'8" (5.08 x 3.56)

Entrance via UPVC double glazed door to lounge, UPVC double glazed leaded light window to front aspect, coving, fire place with electric fire, night storage heater, stairs to first floor accommodation, glazed door to -



Kitchen/Dining Room
11'8" x 11'8" (3.56 x 3.56)
UPVC double glazed window to rear aspect, UPVC part double glazed door to rear garden, range of fitted wall and base units with laminate roll edge work surfaces over, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for electric cooker, tiled splash backs, tiled floor.

Office/Storage Room
11'2" x 7'7" (3.4 x 2.31)
French doors to garden, personnel door to garage.

Bedroom 1
11'8" x 9'3" (3.56 x 2.82)
UPVC double glazed window to rear aspect, night storage heater, coving.

Bedroom 2
11'8" x 8'1" (3.56 x 2.46)
UPVC double glazed leaded light window to front aspect, night storage heater, coving.

Bathroom
8'6" x 4'10" (2.59 x 1.47)
Obscure UPVC double glazed window to side aspect, white suite comprising panelled bath with Triton shower over, wash hand basin, WC, fully tiled walls, heated towel rail, airing cupboard housing hot water tank. shaver point.

Garage
Up and over door,

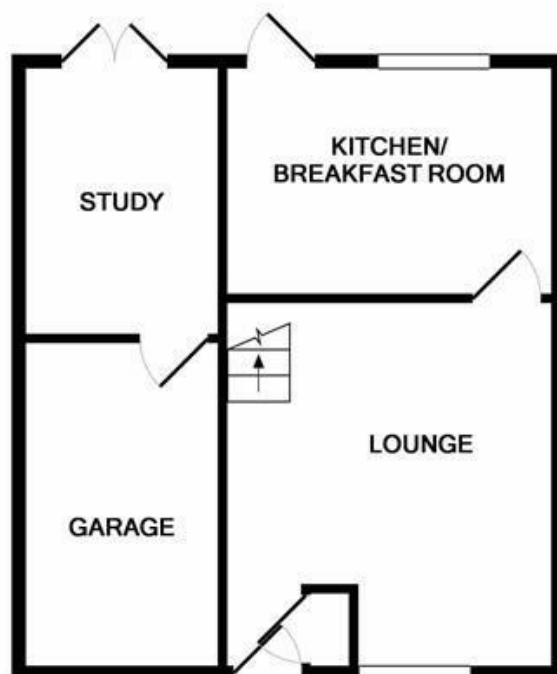
Front Garden
Laid to lawn and driveway providing off street parking for 2 cars.

Rear Garden
Laid to lawn, enclosed by fence, patio area. Door to office/Storage room.

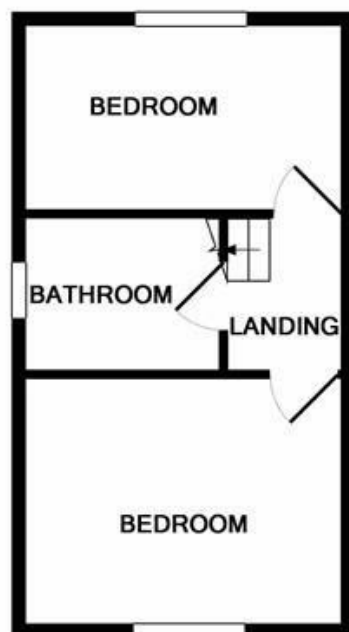


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements