







45 Kent Avenue, Yate, Bristol, BS37 7RZ

- Georgian Style Semi Detached House
- Lounge
- Modern Bathroom
- South Facing Rear Garden
- ' Counties Locality '
- Excellent Kitchen/Diner
- Downstairs Cloakroom
- Gas Central Heating Double Glazing
- Garage and Off Road Parking

£365,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the sought-after area of Kent Avenue, Yate, Bristol, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The entrance hallway welcomes you into the home, leading to a spacious lounge that provides a warm and inviting atmosphere for relaxation.

The heart of the home is undoubtedly the beautiful kitchen/diner, designed for both functionality and style. This area is ideal for entertaining guests or enjoying family meals, with ample space for dining. with a separate lounge for relaxing. The ground floor also features a convenient cloakroom, enhancing the practicality of the layout.

Upstairs, you will find three bedrooms, each offering a peaceful retreat, along with a modern white bathroom that adds a touch of elegance to the home. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the property boasts parking for up to three vehicles, including a garage, which is a rare find in this popular location. The front garden is well-maintained, while the southerly rear garden provides a lovely outdoor space for relaxation and recreation, perfect for enjoying sunny days.

This semi-detached house on Kent Avenue is not just a home; it is a lifestyle choice in a desirable community. With its excellent amenities and transport links nearby, this property is an opportunity not to be missed.










ENTRANCE HALLWAY
Double glazed window to the side, stairs to 1st floor with cupboard under, tiled flooring, radiator, doors into

CLOAKROOM
Double glazed window to the side, white suite comprising low level WC, wash hand basin with mixer tap over, ceiling spotlights, tiled flooring.

LOUNGE
13'9" x 11'11"
Double glazed window to the front, TV point, radiator, pocket double sliding doors into

KITCHEN/DINER
18'3" x 10'9"
Double glazed door, two double glazed windows to the rear, modern shaker style wall drawer and base units with granite style work surface over, sunken sink with mixer tap over, electric double oven, integral fridge/freezer and dishwasher, plumbing for washing machine, breakfast bar, column radiator, space for table and chairs, wood effect flooring, ceiling spotlights, radiator.

1ST FLOOR LANDING
Double glazed window to the side, access to loft space, airing cupboard housing gas boiler, doors into

BEDROOM ONE
12'1" x 10'0"
Double glazed window to the front, built in wardrobe, radiator.

BEDROOM TWO
10'5" x 10'4"
Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM THREE
8'5" x 8'1" max
Double glazed window to the front, radiator.

BATHROOM
7'7" x 7'0"
Double glazed window to the rear, white modern suite comprising panelled bath with rain head shower over, low level WC, vanity wash hand basin with mixer tap over, heated towel; rail, tiled walls, ceiling spotlights, underfloor heating.

OUTSIDE
The front garden is laid to lawn with pathway leading to the front door.
The enclosed southerly facing rear garden is laid mainly to lawn with patio area, outside tap and gated access to both the front and rear of the property and courtesy door into garage.

GARAGE
There is a single garage with roller up and over door, light and power with wired internet connection, and courtesy door into the garden, driveway to the front providing off street 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.







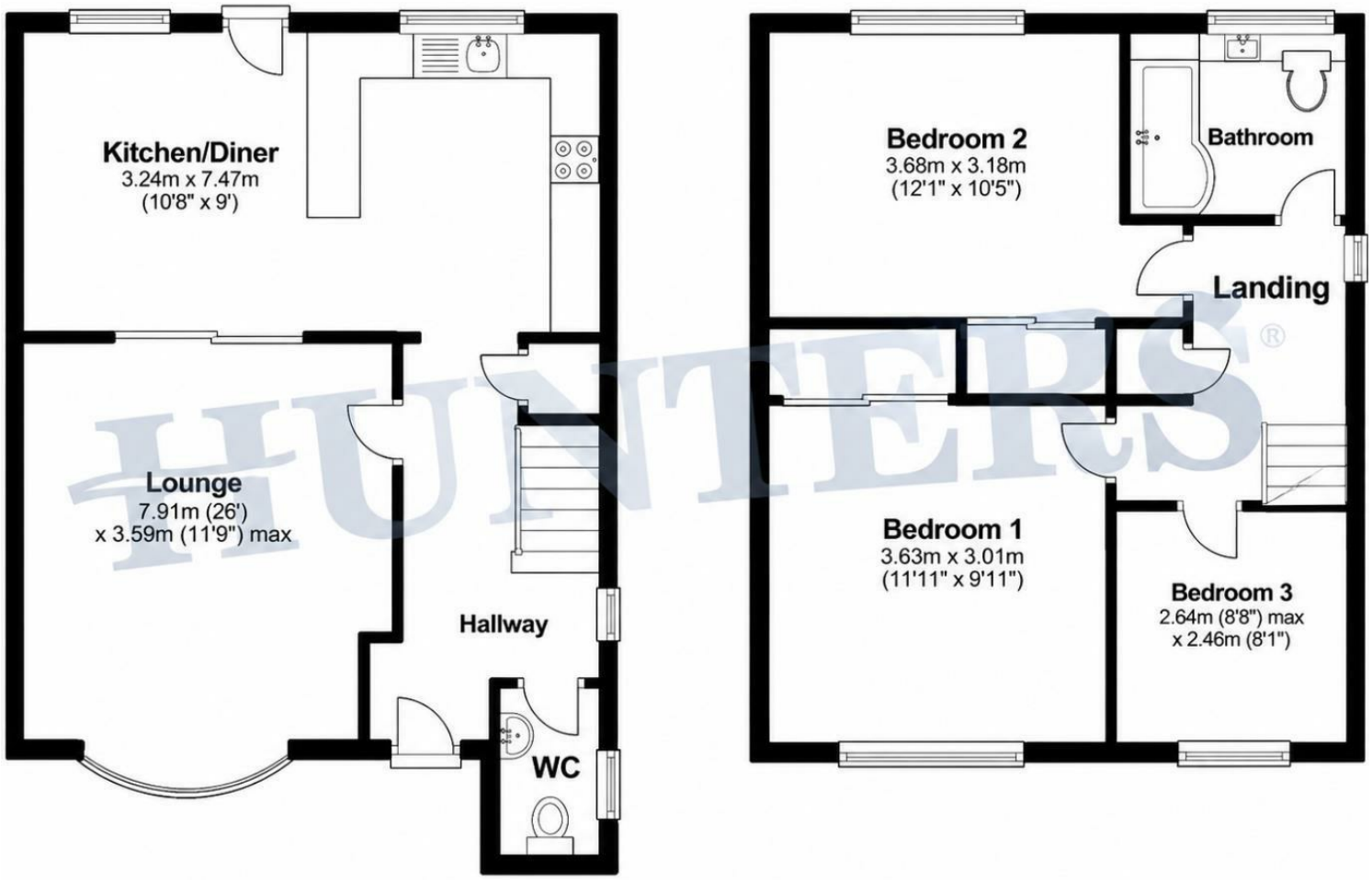






Ground Floor
Approx. 41.7 sq. metres (449.0 sq. feet)

First Floor
Approx. 46.9 sq. metres (504.3 sq. feet)

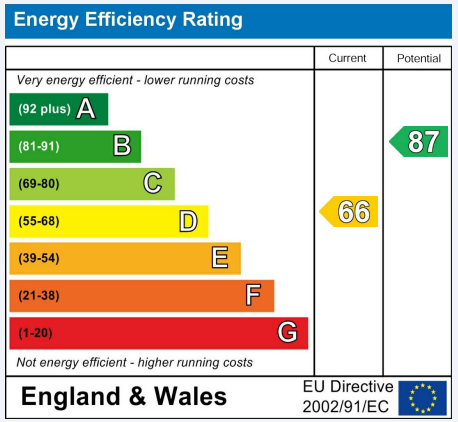


Total area: approx. 88.6 sq. metres (953.3 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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.



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

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.

The Property Ombudsman

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