8 Buckthorn Court, Yate, Bristol

- End of Terrace
- Lounge
- 2 Double Bedrooms
- Double Glazed & Gas Central Heating
- Parking for Two Vehicles
- Entrance Hall with Cloakroom
- Kitchen/Diner
- Bathroom
- Garden
- Built 2017

£260,000

HUNTERS®
HERE TO GET *you* THERE

Welcome to this charming end-of-terrace house located in the desirable Buckthorn Court, Yate, Bristol. This well-presented property offers a perfect blend of comfort and style, making it an ideal home for families or professionals alike.

Upon entering, you are greeted by a welcoming entrance lobby that leads to a convenient cloakroom. The ground floor features a lounge that seamlessly connects to a modern kitchen diner, creating an inviting space for both relaxation and entertaining. The layout is designed to maximise light and space, ensuring a warm and homely atmosphere.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample storage and natural light. The family bathroom is well-appointed, providing a tranquil space for unwinding after a long day.

This property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. Outside, you will discover lovely gardens that provide a perfect spot for outdoor activities or simply enjoying the fresh air. Additionally, the property boasts double parking to the front, a valuable feature in this area.

In summary, this delightful house in Buckthorn Court is a wonderful opportunity for those seeking a well-maintained home in a friendly community. With its excellent amenities and transport links nearby, this property is not to be missed. We invite you to come and experience all that this lovely home has to offer.

Entrance Hallway
Double glazed door, wood effect flooring, radiator, into lounge and door into

Cloakroom
White suite comprising WC, wash hand basin with tiled splash back.

Lounge
12'11" x 11'6"
Double glazed window to the front, stairs to 1st floor, TV point, two radiators, door into

Kitchen/Diner
14'5" x 9'3"
Double glazed French doors with double glazed side panels to the rear, range of matching wall, drawer and base units with work surface over, sink unit with mixer tap over, electric oven with gas hob and extractor hood over, wall cupboard housing gas boiler, integrated appliances to include fridge/freezer, dishwasher and washing machine, under stair storage cupboard, radiator, wood effect flooring, space for table and chair.

First Floor Landing
Doors into

Bedroom One
11' x 10'9"
Double glazed window to the front, radiator, built in cupboard, built in wardrobe.

Bedroom Two
11'3" x 7'11"
Double glazed window to the rear, radiator.

Bathroom
Double glazed window to the rear, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls.

Outside
The front has pathway to front door and block paved allocated double parking spaces to the front.
The enclosed rear garden has paved patio with railings, steps leading to a further garden with shed, gated access to the side of the property.

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”

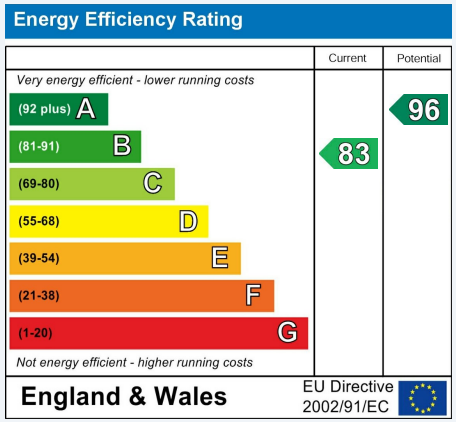
Viewing

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

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.

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