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HAMPDEN CLOSE, YATE, BRISTOL

SSTC

£380,000 Freehold

A superb location and a rare find in such a popular cul-de-sac; this three bedroom detached home has everything you need on the doorstep in close proximity to amenities, schools and parks; this heavily updated property is a must see!

- Three Bedroom Detached Property
- Well Presented Throughout
- Close by to the local schools, parks and amenities
- Cul-de-sac Position
- Popular location of Yate
- Open Plan Kitchen Diner
- Extended property

This extended home is a great new addition to the market.

Full with style and readily available to view; situated in a North Yate location with amenities and schools nearby, in an ever popular cul-de-sac position; this detached, extended and well presented three bed is not to be missed!

The property comprises of a generous lounge space with integral storage, downstairs WC/utility and an extensive open kitchen diner that has been heavily updated by the current owners with bespoke units, and ample dining space, it is a perfect family room built for entertaining and day to day family life.

The upstairs includes three generous bedrooms (two doubles and one single) with some built in storage and a newly added family bathroom with a contemporary suite and ample built in storage.

Outside; the property is blessed with a sunny aspect and a sizeable space complete with patio dining, artificial grass lawn and pretty border edging; a faultless family garden with room to grow and add a personal touch.

This tremendous property is in a superb position and is readily available to view today, call our office to arrange your exclusive look at this fantastic home.

Council Tax Band: Council tax band C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Lounge

An ample space with views over looking the private garden, integral storage, entry to the kitchen/diner and stairs rising to the upper level,

Kitchen/diner

An expansive, newly added kitchen/diner with breakfast bar worktop, bespoke modern kitchen units with wood effect work surfaces, integral electric hob and white granite sink unit with drainer. The Kitchen/diner has a dual aspect view and has ample room for dining space and entry into the downstairs WC/utility space.

WC

A handy downstairs WC/utility room with contemporary white suite and space for utility appliances.

Bedroom 1

A sizeable double room with some built in storage and cupboard space and views overlooking the front of the property.

Bedroom 2

A double bedroom with integral wardrobes and views to the rear of the property.

Bathroom

A modern and updated bathroom with double over bath shower, clear glass moveable shower screen, and complete with built in cupboard space and under sink storage.

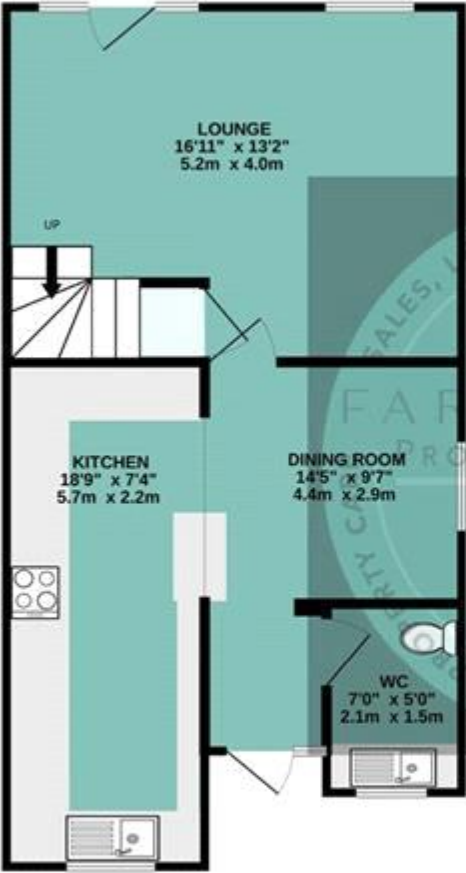
Bedroom 3

A sizeable single bedroom with views overlooking the rear garden.



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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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