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BOWERS HEY, TREELEAZE, YATE, BRISTOL

£530,000 Freehold

A superb location and in fabulous condition, this two bedroom, detached bungalow is situated in close proximity to Yate shopping centre and has everything you need on the doorstep, a wonderful property not to be missed!

- Detached Bungalow
- Two Double Bedrooms
- Cul-de-sac location
- Central Yate location
- Close to amenities and transport links
- Well Presented Throughout
- Ample parking and Garage
- Ensuite Shower Room
- Generous Rear Garden

Tucked away in a quiet cul-de-sac position no.1 proudly presents itself with an attractive plot and well presented throughout, this two bedroom, detached bungalow does not disappoint.

The bungalow sits nestled from the main thoroughfare and within walking distance to Yate Shopping Centre, West Walk Surgery and convenient transport links.

On entering the property you will find a grand and open entrance hallway, two sizeable double bedrooms with some integral wardrobe space, a useful modern ensuite shower room with walk in double shower, a substantial lounge area with attractive bay window and a dual aspect, a modern and updated family shower room, useful utility area and a modern and sleek kitchen with ample storage, electric hob and views overlooking the front of the property.

The garden is a fantastic attribute to the bungalow with a sizeable plot to front and back with ample green space, low maintenance patio edging and side access entry, the garden is a beautiful, tranquil eden and a great space for unwinding and entertaining.

Further benefits include a single garage, ample driveway parking, double glazing and gas central heating.

A desirable retirement property or family home and a rare find in a central location; a viewing is strongly advised.

Council Tax Band: Band E

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Hall

A wide entrance hallway with ample room for dining seating and entry access outside to the rear garden.

Lounge

A substantial lounge with feature fire place, dual aspect, and views overlooking the rear garden.

Bedroom 1

A sizeable double bedroom with integral storage and views overlooking the garden and entry to the ensuite shower room.

En-suite

A modern en-suite shower room with a contemporary suite, double walk in, easy accessible shower unit and under sink vanity unit.

Bedroom 2

A double bedroom with views to the front of the property.

Utility room

Fitted with plumbing, integral cupboard space and side access door to the outside.

Kitchen

A modern kitchen with electric hob and double oven, ample high gloss storage units and views to the front of the property.

Shower Room

Modernised by the current owners a substantial shower room with single free standing shower unit, three piece white suite and integral cupboard space.

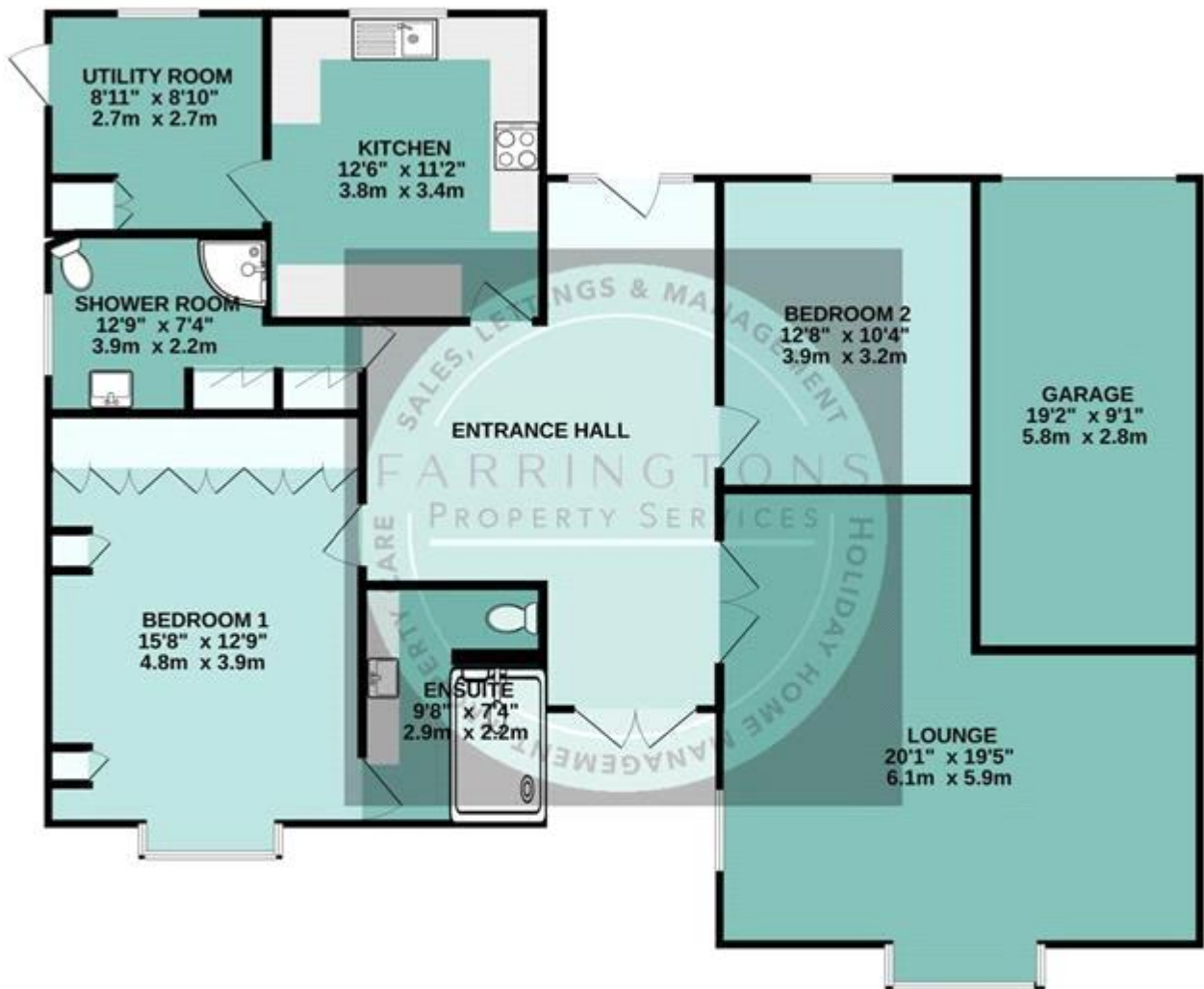
Garage

A single garage with electric and power.



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GROUND FLOOR 1432 sq.ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	81
EU Directive 2002/91/EC	66

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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