

for sale

offers in excess of **£210,000** Freehold



Cranleigh Court Road Yate Bristol BS37 5DQ

NEW TO THE MARKET.....3
BEDROOM END OF TERRACE IN A
CENTRAL LOCATION. Conveniently
situated for shops, bars and restaurants.
Whilst in need of modernisation throughout,
this property offers good sized rooms
throughout. **CHAIN FREE!!**



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Property Details

Entrance Hall

Single glazed door to side, doors leading to lounge and kitchen/dining area.

Lounge 17' 10" x 11' 1" max (5.44m x 3.38m max)

Window to front and side, open coal fireplace and radiator.

Kitchen / Dining Area 17' 10" x 10' 1" max (5.44m x 3.07m max)

Window to side and door leading to lean-to. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel one bowl sink/drain unit, tiled splashbacks, electric oven, plumbing for washing machine, storage cupboard, vinyl flooring, understairs cupboard and radiator.

Lean To

Door leading to rear garden.

Landing

Spacious area with stairs rising from ground floor, access to loft area.

Bedroom One 11' 11" max x 10' 10" (3.63m max x 3.30m)

Single glazed window to side, cupboard housing hot water tank and telephone point.

Bedroom Two 9' 11" x 9' 10" to wardrobes (3.02m x 3.00m to wardrobes)

Single glazed windows to front and side.

Bedroom Three 8' x 7' 8" (2.44m x 2.34m)

Single glazed window to front and rear.

Bathroom

Two window to side, shower cubicle with shower over, wash hand basin with vanity unit and low level WC.

Outside Space Front Garden

Mainly laid to lawn with a range of shrubs and generoud driveway.

Rear Garden

Fully enclosed by wooden fence panels and trees, low maintenance with patio area, range of shrubs and trees.

Garage

Single with up and over door.



To view this property please contact Connells on

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72/74 Station Road Yate
BRISTOL BS37 4PH

Tenure: Freehold

EPC Rating: Awaiting

Property Ref: YAT304374 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.