

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



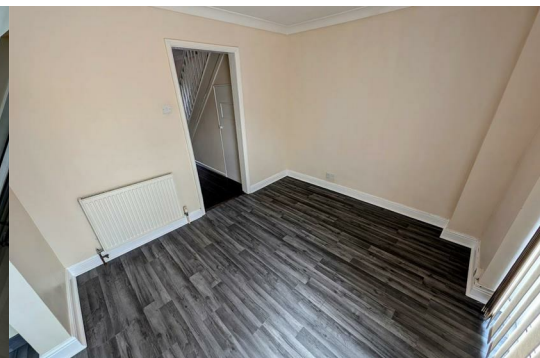
## Witcombe

Yate, Bristol, BS37 8SA

£267,000



This three bedroom property offers an entrance hall, lounge, kitchen, dining area, conservatory and modern bathroom. Further benefits are gas central heating, gardens and garage. Ring now for an internal inspection in order to avoid disappointment!



### ENTRANCE HALL

Double glazed door to front, understairs cupboard, stairs to first floor, radiator.

### LOUNGE 15'2" x 11'6" (4.62m x 3.51m)

Double glazed window to front, radiator.

### KITCHEN 9'0" x 6'10" (2.74m x 2.08m)

Double glazed window to rear, range of wall and base units, stainless steel single bowl sink, work surfaces, cooker hood, space for oven, space for washing machine, laminate flooring.

### DINING AREA 10'3" x 9'8" (3.12m x 2.95m)

Laminate flooring, box style radiator, double glazed sliding door to conservatory.

### CONSERVATORY 15'11" x 8'4" (4.85m x 2.54m)

Double glazing with double sliding door to rear garden.

### LANDING

Access to loft space, storage cupboard, laminate flooring.

### BEDROOM ONE 12'6" x 10'0" (3.81m x 3.05m)

Double glazed window to front, radiator.

### BEDROOM TWO 11'10" ( to wardrobes ) x 10'6" (3.61m ( to wardrobes ) x 3.20m)

Double glazed window to rear, fitted wardrobes, laminate flooring, inset ceiling lights, radiator.

### BEDROOM THREE 9'6" - 7'4" x 7'6" (2.90m - 2.24m x 2.29m)

double glazed window to front, radiator.

### BATHROOM

Double glazed window to rear, bath with shower over, vanity wash hand basin, W/C, inset ceiling lights, laminate flooring, extractor fan, part tiled, heated towel rail.

### FRONT GARDEN

Laid to gravel stones.

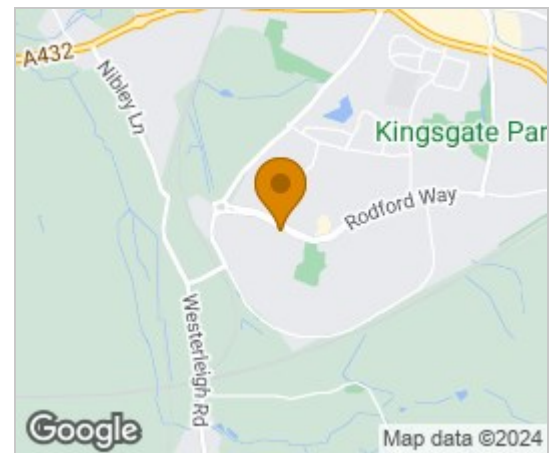
### REAR GARDEN

Laid to gravel stones.

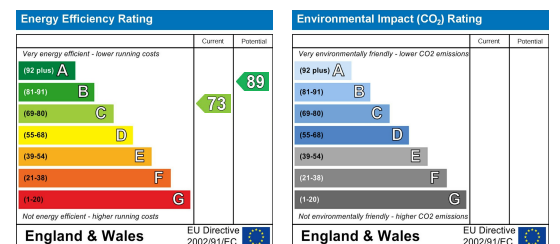
### GARAGE

Single garage with up and over door and hardstanding.

### Area Map



### Energy Efficiency Graph



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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