



50 Blakeney Mills, Yate, Bristol

- NO CHAIN!!!
- Modern Fitted Kitchen
- En Suite
- Off Road Parking
- Downstairs Cloakroom
- Family Bathroom
- Gas Central Heating, Double Glazing
- Lounge/Diner
- Three Bedrooms
- Westerly Facing Rear Garden

£295,000



ENTRANCE HALL

Entrance door to front, stairs to first floor, understairs cupboard, laminate flooring.

DOWNSTAIRS CLOAKROOM

White wall mounted wash hand basin, W/C, laminate flooring, radiator.

LOUNGE/DINER

16'6" x 13'10"

Double glazed French doors to rear garden, laminate flooring, radiator.

KITCHEN

11'11" x 7'1"

Double glazed window to front, range of modern wall and base units, breakfast bar, stainless steel single drainer sink unit, work surfaces, built in electric oven and gas hob, integral fridge freezer, washing machine and dishwasher, laminate flooring, inset ceiling lights, radiator.

LANDING

Double glazed window to side, cupboard housing Valliant gas boiler.

BEDROOM ONE

13'10" - 10'6" x 9'4"

Double glazed window to front, built in cupboard, radiator.

EN SUITE

Shower cubicle, pedestal wash hand basin, WC, shaver point, heated towel rail.

BEDROOM TWO

12'9" x 7'4"

Double glazed window to rear, radiator.

BEDROOM THREE

12'9" max into recess) - 9'3" x 6'2"

Double glazed window to rear, radiator.

BATHROOM

White suite of bath with shower over, pedestal wash hand basin, W/C, shaver point, heated towel rail.

FRONT GARDEN

Laid to block pavier providing off road parking for 2 cars, bushes and tree.

REAR GARDEN

Laid to lawn, patio.

AGENTS NOTE

There is a cable that runs down the side of the house along the back garden.

The tree in the front garden has a tree preservation order.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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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.



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