



Dorset Way,
Bristol,
BS37 7SW

£350,000

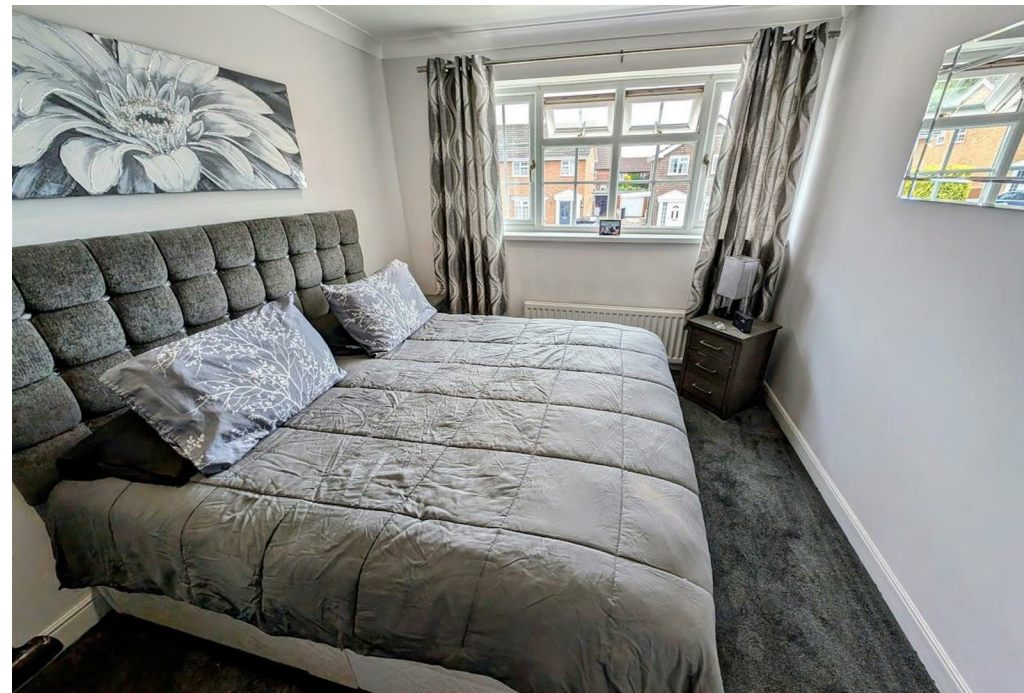


Nestled in the charming Dorset Way of Yate, this delightful Georgian-style semi-detached house is a true gem waiting to be discovered. Boasting a warm and inviting ambiance, this property features a spacious lounge/diner, perfect for entertaining guests or simply unwinding after a long day.

With three cosy bedrooms, there's ample space for a growing family. The well-kept garden, situated in a corner position, offers a tranquil retreat.

This lovely home is equipped with modern conveniences such as gas central heating and double glazing, ensuring your comfort throughout the seasons. Additionally, the presence of a garage and hardstanding provides convenient parking solutions for you and your visitors.

Don't miss the opportunity to make this charming semi-detached house your own. Embrace the warmth of this property, and envision the wonderful memories that await you in this inviting space.



ENTRANCE HALL

Double glazed door to front, double glazed screen, stairs to first floor, understairs storage cupboard, radiator, laminate flooring.

LOUNGE/DINER 24'10 x 11'11" - 8'11"

Double glazed window to front, double glazed French doors to rear, radiator, laminate flooring.

KITCHEN 10'8"m x 8'10"

Double glazed window to rear, double glazed door to side, range of wall and base units, work surfaces, built in electric oven and hob, extractor fan, stainless steel sink drainer with mixer tap over, space for washing machine and dishwasher and fridge freezer, tiled walls and floor, radiator, inset ceiling spotlights.

LANDING

Double glazed window to side, access to loft space, cupboard housing Vaillant gas boiler.

BEDROOM ONE 12'0" x 9'8"

Double glazed window to front, built in open storage, radiator.

BEDROOM TWO 10'2" x 9'6"m

Double glazed window to rear, built in double wardrobe, radiator, inset ceiling spotlights.

BEDROOM THREE 8'9" x 8'5"

Double glazed window to front, radiator, inset ceiling spotlights.

BATHROOM

Double glazed window to side and rear, vanity wash hand basin, WC, heated towel rail, shower cubical, tiled floor, inset ceiling spotlights.

FRONT GARDEN

Laid to lawn with side gate.

SIDE GARDEN

Laid to patio

REAR GARDEN

Lawn, two patio areas, paved area, garden shed, rear garden gate.

GARAGE

Single up and over door and hardstanding.



Tenure: Freehold
 Council Tax Band: C

- Well Presented Semi Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Shower Room
- Gas Central Heating, Double Glazing
- Front, Side and Rear Gardens
- Garage and Hardstanding
- 'Counties' Location

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| | 72 | 86 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| 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.

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.