



55 Littledean, Yate, Bristol

- Three Bedroom Property
- Kitchen/Diner
- Double Glazed Conservatory
- Entrance Hall
- Gas Central Heating
- Gardens
- Lounge
- Double Glazing
- Garage and Hardstanding

£280,000

HUNTERS[®]
HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, double glazed sealed window to front, stairs to first floor, tiled effect flooring, radiator.

LOUNGE

14'7" x 11'7"

Double glazed window to front, tiled effect flooring, radiator.

KITCHEN/DINER

17'1" x 8'11"

Double glazed window to rear, range of wall and base units, one and a half bowl single drainer sink unit, work surfaces, built in electric oven, and hob, extractor hood, space for washing machine, radiator, double glazed door to rear garden.

CONSERVATORY

14'4" x 6'7"

Double glazing, double glazed door.

LANDING

Access to loft space, cupboard housing Worcester gas boiler.

BEDROOM ONE

12'6" x 10'3"

Double glazed window to front, radiator.

BEDROOM TWO

10'8" (to inside of wardrobes) x 9'0"

Double glazed window to rear, built in wardrobes, radiator.

BEDROOM THREE

8'10" x 7'5"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C,

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Artificial grass and patio.

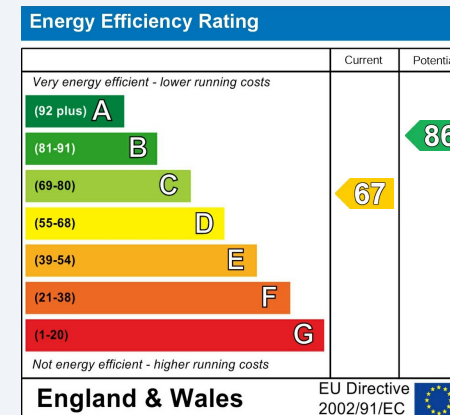
GARAGE

Single garage and hardstanding.



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.



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

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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