



7 Lawns Road, Yate, Bristol

- Detached Family Home
- Separate Reception
- Garage and Workshop
- Lots of Potential
- Parking

- 3 Good Sized Bedrooms
- Gardens
- Out Building
- No Chain

£375,000

HUNTERS®
HERE TO GET *you* THERE

Entrance Porch

Tiled flooring, with glazed door and matching glazed side panel into

Hallway

Stairs to 1st floor, radiator, doors into

Lounge

14'4" x 12'

Double glazed window to the front, stone effect fireplace with alcove shelving and TV point, radiator, opening into

Dining Area

12' x 9'11"

Glazed door and matching side panel to Study/further reception room, built in wall cupboard and shelving, radiator.

Study / Further Reception

11'6" x 11'2"

Double glazed window to the side, double glazed patio door to the rear, radiator.

Kitchen

14'11" x 8'10"

Double glazed window to the rear, range of wall, drawer and base units, built in electric double oven, electric hob with extractor fan over, stainless steel sink unit, with mixer tap, part tiled walls, breakfast bar, radiator, door into garage and workshop.

First Floor Landing

Double glazed window to the side, access to loft hatch, doors into

Bedroom One

10'5" x 9'11"

Double glazed window to the rear, built in mirrored wardrobes to one wall, built cupboard, radiator, further door opening with steps leading up to boarded loft space.

Boarded Loft Space

12'10" x 8'

Glazed window to the rear, with further storage area with light.

Bedroom Two

10'2" to wardrobes x 9'11"

Double glazed window to the front, built in wardrobes and drawers, airing cupboard housing gas boiler, radiator.

Bedroom Three

9' x 8'8"

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

Bathroom

8'6" x 5'11"

Double glazed window to the rear, suite comprising, corner bath, separate shower cubicle, WC, vanity wash hand basin, radiator, tiled walls, wooden flooring.

Outside

The walled front garden is laid to lawn with mature trees, shrubs and pond, block pavier parking to the front of the attached garage.

The enclosed rear garden is laid to lawn with patio area, outside tap, covered storage area to the side with door opening to the front, outbuilding 9'6" x 6'8" with glazed window to front and side and door to front.

Garage and Workshop

The garage has been partitioned off with added workshop area, There is an up and over door, light and power, 15'5" x 7'8" with door opening into workshop.

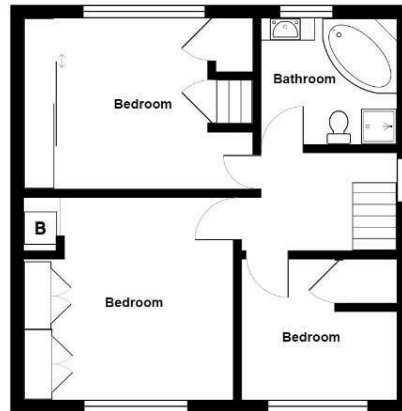
The workshop 24'5" max x 10'1" with glazed window to side and doors to both front and back access, light and power, wall and base cabinets with stainless steel double drainer sink unit and further door with low level WC and double glazed window to the rear.



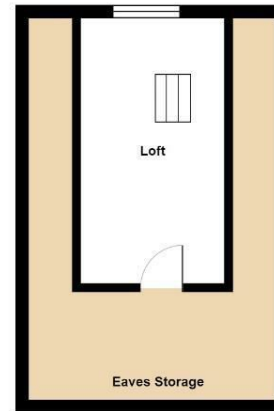




Area: 101.7 m² ... 1095 ft²



Area: 45.8 m² ... 493 ft²



Area: 30.3 m² ... 326 ft²

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			
(81-91) B			
(69-80) C			77
(55-68) D		53	
(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.

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.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>