



Brockworth

Yate, Bristol, BS37 8SJ

£220,000



This terraced property in need of modernisation enjoys a pleasant position. The property offers entrance hallway, lounge/diner and kitchen to the ground floor, some double glazing. Upstairs can be found three bedrooms and bathroom. To the outside are front and rear gardens and a garage and hardstanding. No Chain!



ENTRANCE HALL

Entrance door, stairs to first floor.

LOUNGE/DINER 23'10" x 11'6" - 8'11" (7.26m x 3.51m - 2.72m)

Double glazed window to front.

KITCHEN 8'10" x 8'6" (2.69m x 2.59m)

Double glazed window to rear, wall and base units, stainless steel single drainer, space for fridge, space for washing machine, double glazed door to rear garden.

LANDING

Access to loft space, cupboard with hot water tank.

BEDROOM ONE 12'11" x 10'2" (3.94m x 3.10m)

Window to front.

BEDROOM TWO 10'8" x 9'5" (3.25m x 2.87m)

Window to rear.

BEDROOM THREE 8'6" x 7'6" (2.59m x 2.29m)

Window to front.

BATHROOM

Window to rear, bath, pedestal wash hand basin.

SEPARATE W/C

Window, W/C.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Garden

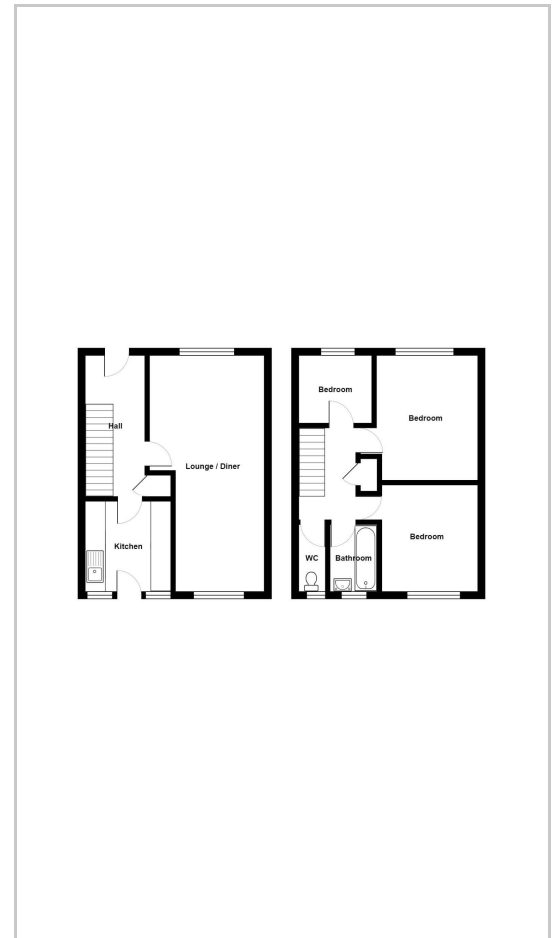
GARAGE

Single garage and hardstanding.

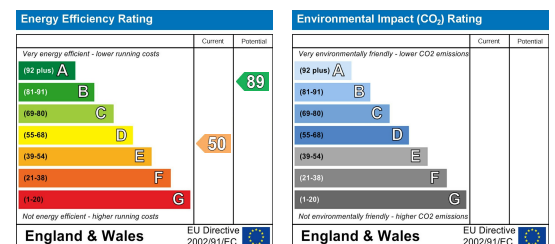
Area Map



Floor Plans



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.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>