

32 Sandy Lodge, Yate, Bristol

- Terraced House
- 3 Bedrooms
- Kitchen
- Garage & Parking
- No Upward Chain
- In Need Of Updating
- Lounge/Diner
- Bathroom
- Gardens to Front & Rear

£250,000

HUNTERS®

HERE TO GET *you* THERE

Offered for sale with no upward chain is this 3 bedroom terraced house. The property is in need of cosmetic updating and offers entrance hallway, lounge/diner, further reception room, and kitchen to the ground floor. Upstairs can be found 3 bedrooms and bathroom. Benefits include gas central heating, gardens to both the front and rear of the property, garage and parking. Viewing advised.

Entrance Hallway

Wooden double glazed door with matching side panel, radiator, stairs to 1st floor, doors into

Lounge/Diner

23'10" max x 11'8" - 9'5"

Double glazed window to the front, glazed window and door to the rear reception room, two radiators.

Reception Two

12' x 9'11"

Double doors opening to the garden, glazed window s to the rear and side.

Kitchen

8'11" x 8'

Double glazed window and double glazed door to the rear, range of wall and base units with work surface over, stainless steel sink unit, spaces for electric oven, fridge/freezer, plumbing for washing machine.

First Floor Landing

Airing cupboard housing gas boiler, doors into

Bedroom One

12'1" x 9'7"

Double glazed window to the front, access to loft space, radiator.

Bedroom Two

11'6" x 9'7"

Double glazed window to the rear, built in wardrobes and dressing table, radiator.

Bedroom Three

8'1" x 7'8" max

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, bath with shower over, pedestal wash hand basin, low level WC, radiator.

Outside

The front has steps with pathway leading up to front door, laid to lawn with raised border. The enclosed rear garden is laid to patio and lawn with pathway leading to gated access to the rear, courtesy door to the garage and outside tap.

Garage

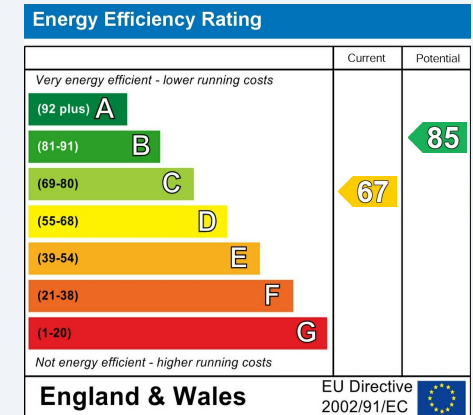
There is a single garage with up and over door, courtesy door into the garden and parking space to the front.





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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