



Hardwick,
Yate,
BS37 4LF

£270,000



Nestled within Hardwicke, Yate, this fine three bedroom end of terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious lounge with a dual aspect, allowing natural light to flood the room, creating a warm and inviting atmosphere. Adjacent to the lounge, the dining room provides an ideal space for family meals and entertaining guests. The kitchen is functional and practical, catering to your culinary needs. The modern bathroom features a separate shower, ensuring convenience for busy mornings. Additionally, the double-glazed conservatory offers a versatile space that can be enjoyed year-round, whether as a sunlit retreat or a play area for children. This home is further enhanced by gas central heating and double glazing, ensuring comfort and energy efficiency throughout the seasons. Outside, the property benefits from well-maintained gardens, perfect for outdoor relaxation or gardening enthusiasts and there is a garden/shed /home office. A garage adds to the convenience, providing secure storage or parking. With no onward chain, this property is ready for you to move in and make your own home!



LOUNGE 18'9" max - 15'5" x 12'2"

Double glazed door, double glazed window to front and side, laminate flooring, stairs to first floor, radiator.

DINING ROOM 11'3" x 10'0"

Laminate flooring, double glazed sliding door to conservatory.

KITCHEN 12'0" x 7'4"

Wall and base units, work surfaces, single drainer sink unit, tiled splash backs, range style oven, gas hob, cooker hood.

CONSERVATORY 16'6" x 6'2"

Double glazed construction with double glazed sliding door to rear garden, tiled floor.

LANDING

Access to loft space, cupboard housing gas boiler.

BEDROOM ONE 12'4" x 10'2"

Double glazed window to front and side, radiator.

BEDROOM TWO 11'2" x 7'1" - 9'4"

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 8'0" x 7'5"

Double glazed window to front, laminate flooring, radiator.

BATHROOM

Double glazed window to rear, white bath pedestal wash hand basin, WC, shower cubicle, part tiled, heated towel rail.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

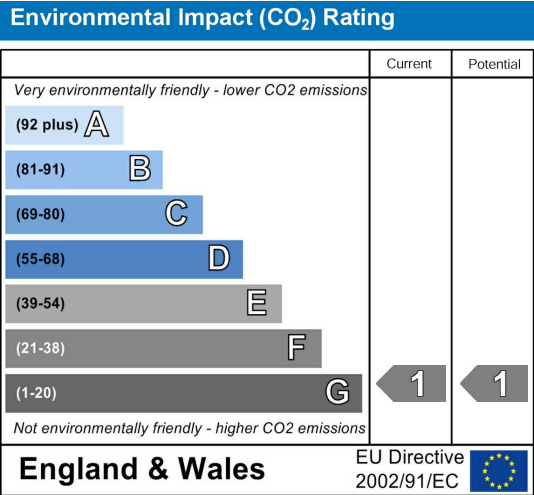
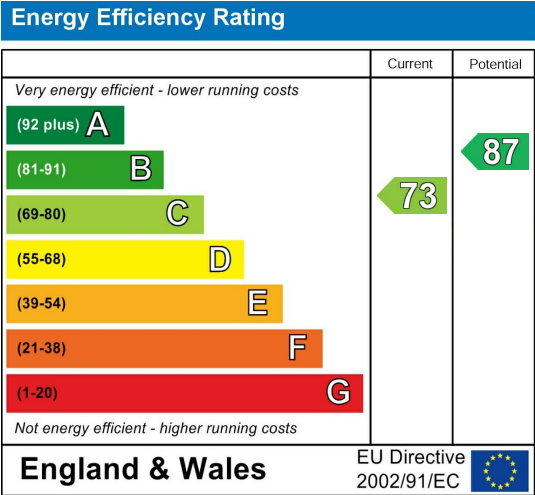
Artificial grass, tree, gravel stones, decking garden shed currently used as office garden gate.

GARAGE

Single garage in a block.

Tenure: Leasehold
Council Tax Band:

- End of Terrace
- Open Plan Lounge
- Dining Room
- Kitchen
- Double Glazed Conservatory
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens and Garage
- End Position



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.

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