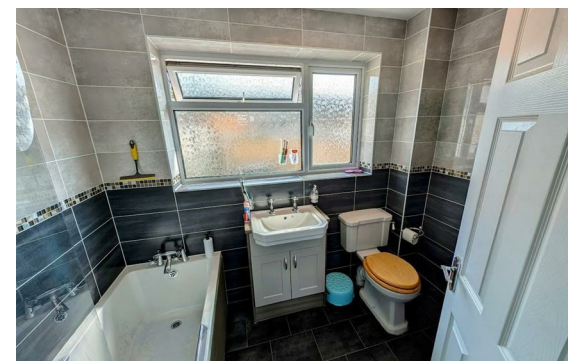




17 Badgeworth, Yate, Bristol

- Well presented Three Bedroom Property
 - Lounge/Diner
 - Family Bathroom
 - Double Glazing
 - Garage and Hardstanding
- Entrance Hall
- Modern Fitted Kitchen
- Gas Central Heating
- Well Kept Gardens
- Walking distance to local Primary School

£285,000

HUNTERS®
HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, stairs to first floor, understairs cupboard, storage cupboard.

LOUNGE/DINER

19'8" x 11'6" max

Double glazed window to front, double glazed sliding patio doors to rear garden, radiator.

KITCHEN

8'8" x 8'5"

Double glazed window to rear, range of modern wall and base units, work surfaces, built in electric oven with induction hob and cooker hood, integral fridge and integral freezer, plus integral washing machine, double glazed door to rear garden.

LANDING

Storage cupboard, access to loft space.

BEDROOM ONE

13'1" x 10'1"

Double glazed window to front, radiator.

BEDROOM TWO

10'5" x 9'2"

Double glazed window to rear, radiator.

BEDROOM THREE

8'4" x 7'7"

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, modern suite of bath, pedestal wash hand basin, W/C, radiator.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Three tiered rear garden with covered area, decking, steps to lawned area and further patio.

GARAGE

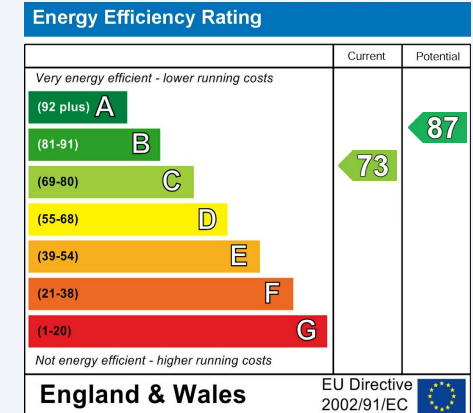
Single up and over door and hardstanding.





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.



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