



## 155 Littledean, Yate, Bristol

- Well Presented Three Bedroom Property
  - Modern Kitchen
  - Double Glazing
    - Gardens
    - No Chain

- Lounge/Diner
- Gas Central Heating
- Stunning Shower Room
- Garage and Hardstanding
- Fronting Shireway

**£298,000**

**HUNTERS®**  
HERE TO GET *you* THERE

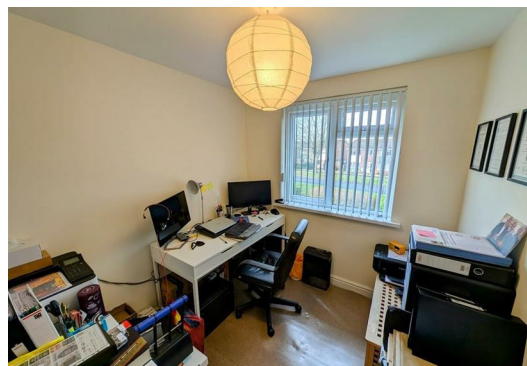
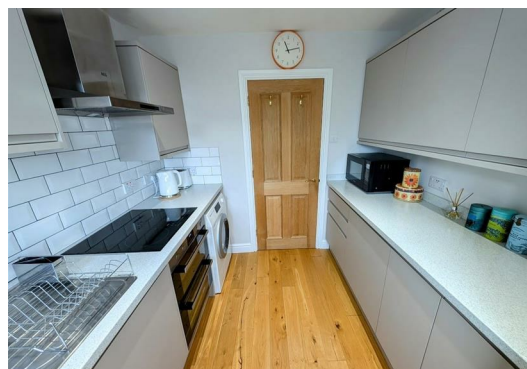


This well presented three bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by a modern kitchen, downstairs wooden flooring and a lounge/diner that provides a versatile space that can be tailored to your lifestyle.

The property boasts three bedrooms, ensuring ample space for family or guests. The stunning shower room adds a touch of luxury, making your daily routines a pleasure. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient home all year round.

Fronting Shireway, the house is complemented by gardens that provide a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the property features a garage and hardstanding, offering convenient parking options.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a family friendly area, this property is an excellent home. Don't miss the opportunity to view this charming house in a sought-after location.



### ENTRANCE HALL

Double glazed door to front, stairs to first floor, understairs cupboard, wood flooring, radiator.

### LOUNGE/DINER

23'11" x 11'8" - 9'6"

Double glazed window to front, wood flooring, two radiators, double glazed French doors to rear garden.

### KITCHEN

8'7" x 7'11"

Double glazed window to rear, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, tiled splashbacks built in electric oven, electric induction hob and cooker hood, space for fridge freezer, and space for washing machine, storage cupboard, inset ceiling lights, wood flooring.

### LANDING

Access to loft space, cupboard housing gas combination boiler.

### BEDROOM ONE

13'1" x 10'4"

Double glazed window to front, radiator.

### BEDROOM TWO

10'5" x 9'1"

Double glazed window to rear, radiator.

### BEDROOM THREE

8'7" x 7'4"

Double glazed window to front, radiator.

### SHOWER ROOM

Double glazed window to rear, double shower area with rain head shower and shower screen, pedestal wash hand basin, W/C, extractor fan, inset lights, part tiled, heated towel rail.

### FRONT GARDEN

Laid to lawn.

### REAR GARDEN

Laid to lawn, garden gate.


### GARAGE

Single up and over door and hardstanding.

## ENERGY PERFORMANCE CERTIFICATE

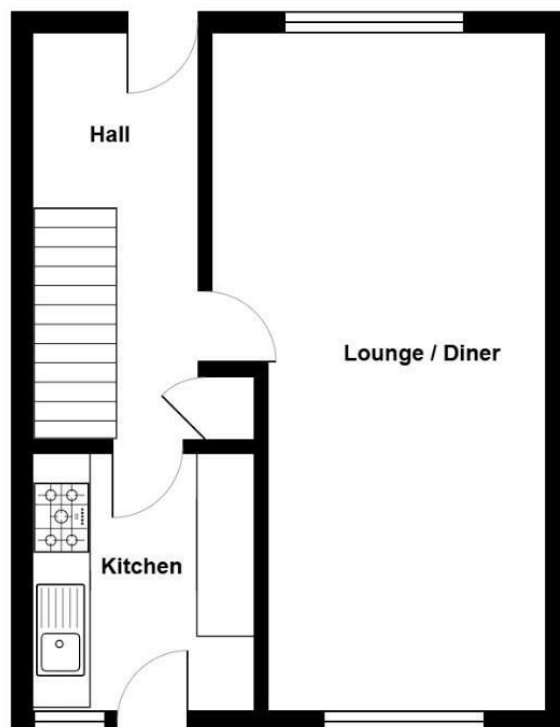
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

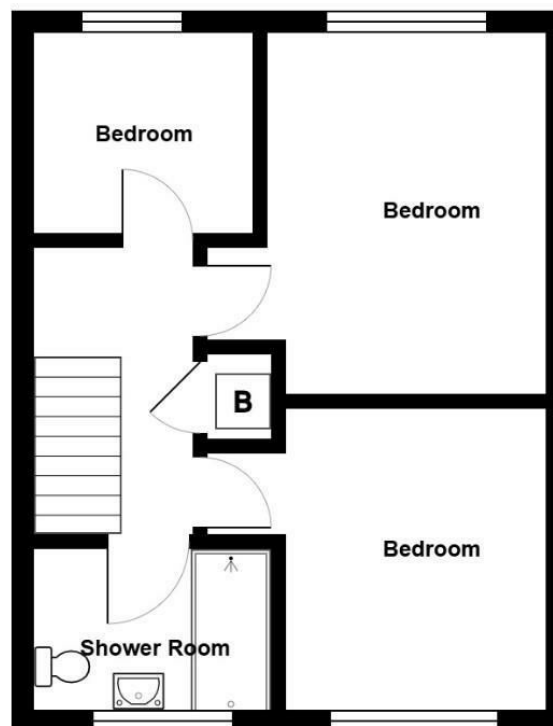
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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



Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>



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## 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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