



255 Sundridge Park, Yate, Bristol

- Terraced House
- Well Presented
- Modern Kitchen/Diner
- White Family Bathroom
- Gas Central heating Double Glazed
- Walking Distance to Local Amenities
- 3 Bedrooms
- Lounge
- Garage & Gardens
- No Upward Chain

Offers In Excess Of £280,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the charming area of Sundridge Park, Yate, Bristol, this delightful terraced house offers a perfect blend of traditional charm and modern convenience. Built in 1960's, the property boasts a welcoming entrance hallway that leads you into a spacious lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which provides a bright and airy space for family meals and gatherings.



This residence features three generously sized bedrooms, ensuring ample space for family living or guest accommodation. The modern bathroom is thoughtfully designed, complete with a separate shower cubicle, catering to all your daily needs.



The property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. Outside, you will find well-maintained gardens to both the front and rear, perfect for enjoying the outdoors or cultivating your green thumb. Additionally, the convenience of a single garages at the rear of the property offers valuable storage or parking options.



Situated within walking distance of all local amenities, with the entrance to Sundridge Park situated at the rear of the property, this home is ideally located for easy access to shops, schools, and transport links. With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this terraced house in Sundridge Park is a wonderful opportunity not to be missed.



Porch

Double glazed patio door, with further double glazed door with matching double glazed side panel into

Entrance Hallway

Stairs to 1st floor with two cupboards under, radiator, doors into

Lounge

15' x 12'11"

Double glazed window to the front, radiator, TV point, gas feature fireplace with wooden surround.

Kitchen/Diner

19'2" x 10'2"

Kitchen

Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, stainless steel sink unit, built in electric double oven, electric hob with extractor hood over, integrated slimline dishwasher, spaces for fridge/freezer and plumbing for washing machine, breakfast bar, archway opening into

Dining Room

Double glazed French doors to the rear, radiator.

First Floor Landing

Access to part boarded loft with insulation, doors into

Bedroom One

13'11" x 11'5"-10'4"

Double glazed window to the rear, built in wardrobe, and built in cupboard housing gas boiler, radiator.

Bedroom Two

11'3" x 11'3"

Double glazed window to the front, radiator.

Bedroom Three

8'1" x 7'7" max

Double glazed window to the front, radiator.

Bathroom

13'11" x 11'5" max

Double glazed window to the rear, white suite comprising, panelled bath with shower extension to mixer tap, separate tiled shower cubicle, WC, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring.

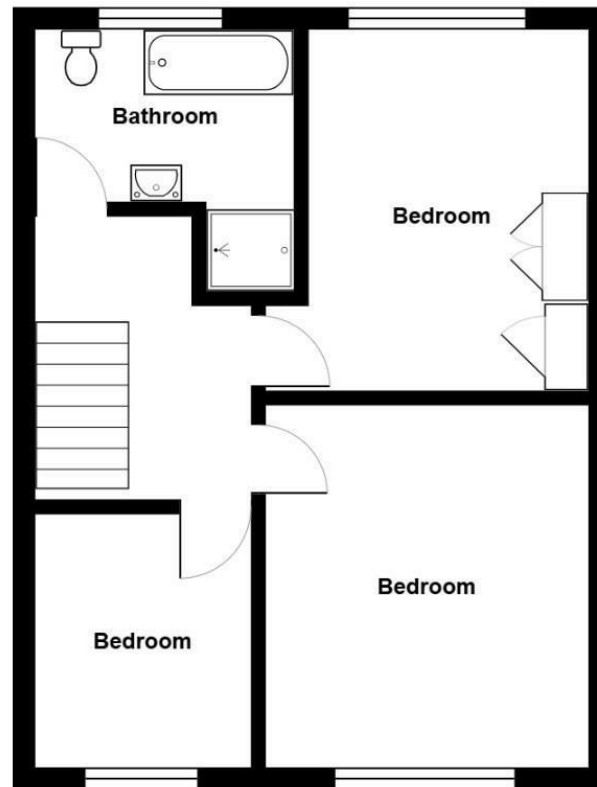
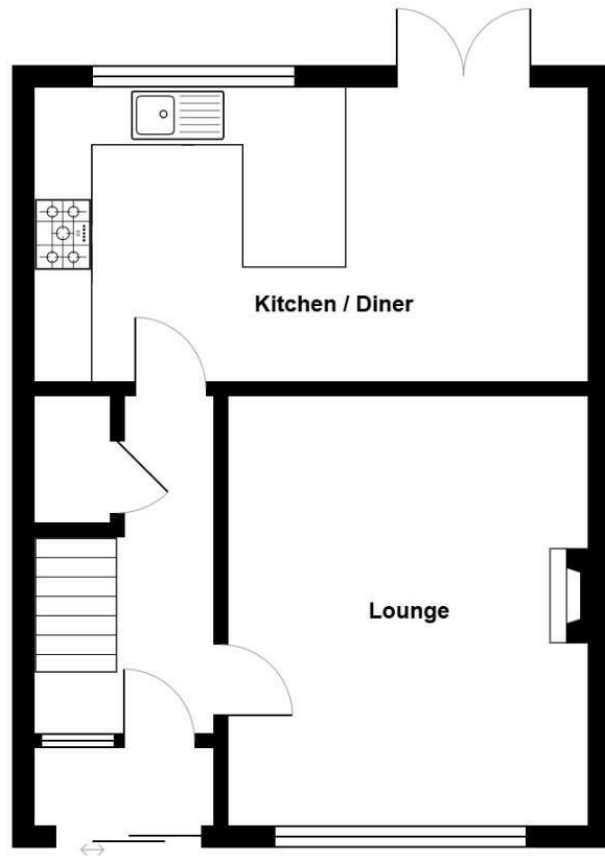
Outside

There is a wall front garden with gated access laid to lawn with stones and shrub borders.

The enclosed southerly facing rear garden is laid to lawn with stones, patio, tree and shrubs, outside tap, gated access leading to the rear.

Garage


There is a single garage located outside the rear garden gate with courtesy door.



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) A | | 87 |
| (81-91) B | 76 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 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

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>