



170 Blaisdon, Yate, Bristol

- End of Terrace
- Kitchen/Diner
- Modern White Bathroom
- Garage & Two Parking Spaces
- Well Presented
- Lounge
- 3 Bedrooms
- Gas Central Heating & Double Glazing
- Gardens

£310,000

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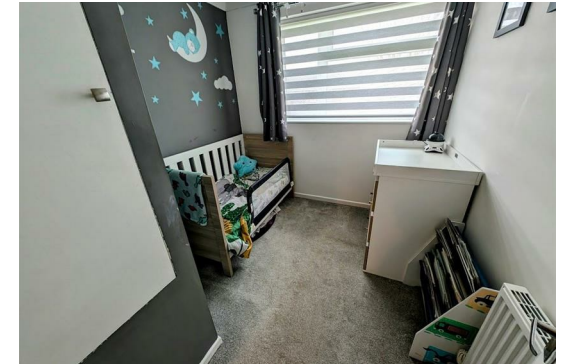
Situated in Blaisdon, Yate, Bristol, this well-presented end of terrace house offers a delightful blend of comfort and convenience. Situated in a popular location just off Shire Way, this property is perfect for families.

Upon entering, you are welcomed by an entrance hallway that leads the lounge providing a warm and relaxing space, ideal for unwinding after a long day, while the kitchen/diner is perfect for family meals and entertaining guests. The modern design of the kitchen ensures that it is both functional and stylish, catering to all your culinary needs.

The house boasts three well-proportioned bedrooms, each offering a serene space for rest and relaxation. The contemporary white bathroom is tastefully designed, providing a fresh and clean atmosphere.

Gas central heating throughout the property ensures warmth and comfort during the cooler months. Outside, you will find gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, the property includes a single garage and two additional parking spaces, making it convenient for families with multiple vehicles.

This end terrace house in Blaisdon is not just a home; it is a lifestyle choice in a sought-after area. With its excellent amenities and transport links nearby, this property is an opportunity not to be missed. Whether you are looking to buy or rent, this charming residence is sure to impress.



Double glazed door into

Entrance Hallway

Stairs to 1st floor with storage under, radiator, wood effect flooring, doors into

Lounge

14'5" x 11'7"

Double glazed window to the front, TV point, radiator, wood effect flooring.

Kitchen/Diner

17'11" x 8'10"

Two double glazed windows and double glazed door to the rear, range of wall, drawer, display and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in double oven with 5 ring gas hob extractor hood over, plumbing for washing machine, spaces for dishwasher and fridge/freezer, radiator, tiled flooring.

First Floor Landing

Access to part boarded loft space with ladder and light, airing cupboard housing gas boiler, doors into

Bedroom One

11'6" x 10'1"

Double glazed window to the front, built in mirrored wardrobes to one wall, radiator.

Bedroom Two

12'1" max x 9'2"

Double glazed window to the rear, radiator.

Bedroom Three

8'6" x 7'7" max

Double glazed window to the front, radiator, built in cupboard.

Bathroom

8'7" x 5'4"

Double glazed window to the rear, white suite , bath with shower over, vanity wash hand basin, concealed cistern WC, wood effect flooring, part tiled walls, ceiling spotlights, heated towel rail.

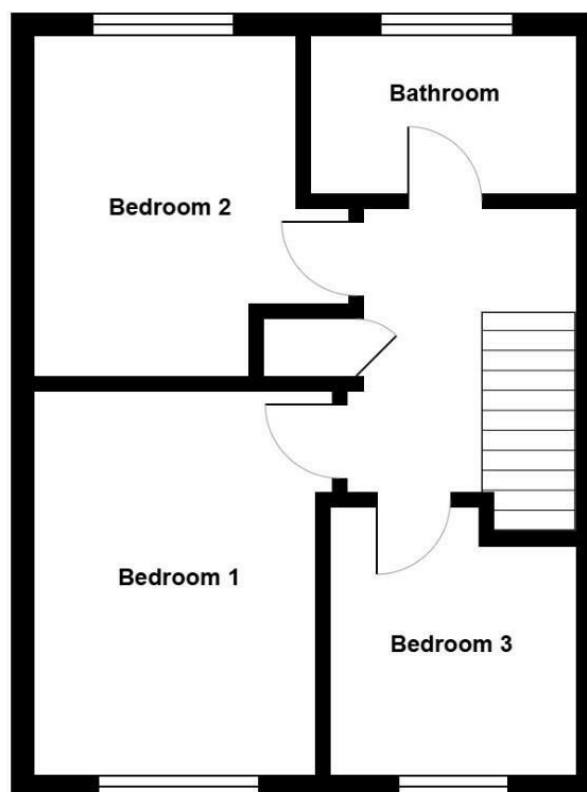
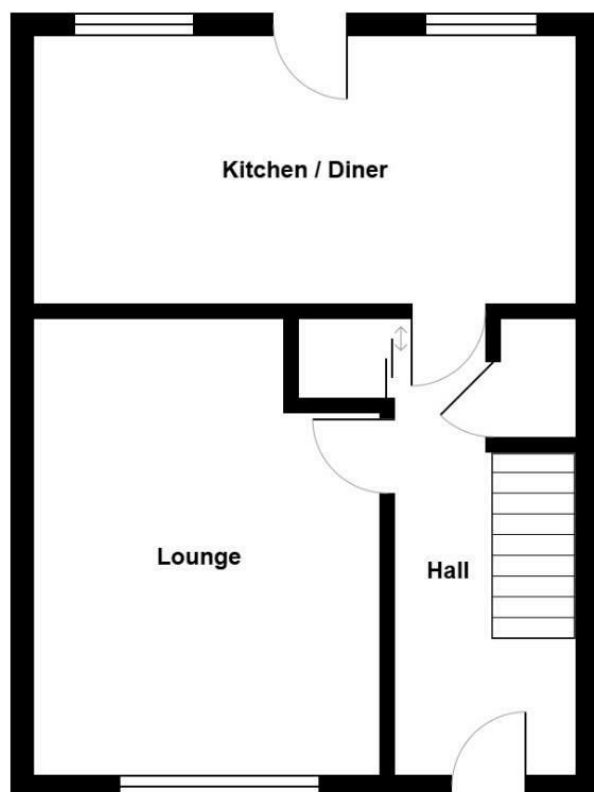
Outside

The front is laid to lawn with pathway leading to the front door.

The enclosed rear laid to lawn with decorative stones, block paved patio further raised patio area, outside tap and electrics, gated access to the side and rear, courtesy door into the garage.

Garage


There is a single garage with up and over door, light and power, with additional double parking spaces for to the side.



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	74	
(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.

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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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