



65 Brockworth, Yate, Bristol

- Terraced House
- Entrance Porch
- Modern Kitchen/Diner
 - 3 Bedrooms
- Garage and Driveway
- Very Well Presented
 - Lounge
- Modern White Bathroom
- Gardens to Front & Rear
- Viewing Strongly Advised

Offers In Excess Of £300,000

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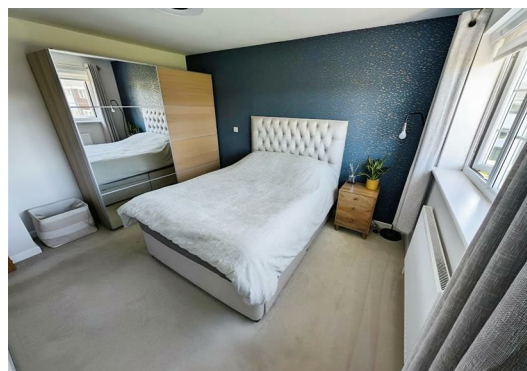
Nestled in the charming area of Brockworth, Yate, Bristol, this immaculately presented mid-terrace house offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed by a porch that leads into a bright and inviting lounge, perfect for relaxation or entertaining guests. The ground floor also features a well-appointed kitchen/diner, providing an ideal space for family meals and gatherings.

The property boasts three good sized bedrooms, each designed to offer a peaceful retreat. The modern white bathroom is tastefully finished, ensuring a fresh and clean atmosphere.

Outside, the house is complemented by gardens to both the front and rear, with the front garden overlooking an open green space, enhancing the sense of community and tranquillity. Additionally, the property includes a garage and parking, providing convenience and ease for residents.

This home is perfect for families or professionals seeking a comfortable and stylish living space in a desirable location. With its excellent presentation and thoughtful layout, this property is not to be missed.



Porch

Double glazed door to the front, double glazed window to the side, oak door into

Lounge

17'11" x 14'5" max

Double glazed window to the front, Tv point, stairs to 1st floor with cupboard under, radiator, opening into

Kitchen/Diner

17'11" x 8'4"

Double glazed window and double glazed French doors with matching side panel to the rear, range of modern wall, drawer and base units with under lighting and kick board lighting, 1.5 sink unit with mixer tap and worksurface over, electric oven and hob with extractor hood over, built in microwave, integrated fridge/freezer, plumbing for washing machine and space for wine cooler, radiator, space for table and chairs, ceiling spotlights, wood effect flooring.

First Floor Landing

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

Bedroom One

13' x 10'1"

Double glazed window to front, radiator.

Bedroom Two

10'6" x 9'6"

Double glazed window to rear, radiator.

Bedroom Three

8'6" x 7'6" max

Double glazed window to front, radiator, open shelved storage cupboard.

Bathroom

8'1" x 5'6"

Double glazed window to the rear, white suite comprising P shaped bath with rain shower over, wash hand basin with mixer tap, WC, part tiled walls, ceiling spotlights, extractor fan, heated towel rail, wood effect flooring.

Outside

The front is laid to lawn with flower bed border and path to front door, with open green outlook.

The enclosed rear garden is laid to lawn with decking area, patio and pathway leading to the rear gated access, courtesy door to the garage, outside tap and electric points.

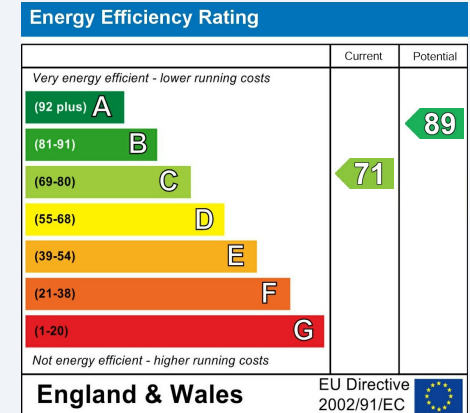
Garage

There is a single garage with up and over door, light, power and courtesy door into the rear garden. There is also a driveway to the side providing off street parking.

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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.



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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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