

## 3 Blenheim Drive, Yate, Bristol

- First Floor Flat
- Modern Kitchen/Diner
- Double Glazed
- Well Presented
- 2 Bedrooms
- Communal Garden
- Lounge
- Modern White Bathroom
- No Upward Chain

**Offers In Excess Of £200,000**

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HERE TO GET *you* THERE



Situated off Blenheim Drive, Yate, Bristol, this well-presented first-floor flat offers a delightful living experience. Upon entering, you are greeted by an entrance porch, complete with a convenient storage cupboard. The flat features a welcoming landing that leads to a spacious lounge, perfect for relaxation or entertaining guests.

The modern kitchen diner providing a space for culinary pursuits and social gatherings. The flat boasts two generously sized double bedrooms, ensuring ample space for rest and personal belongings. The contemporary white bathroom is both functional and aesthetically pleasing, catering to all your needs.

This property benefits from double glazing throughout, ensuring a warm and quiet environment, complemented by electric wall heaters for added comfort during the cooler months. Outside, residents can enjoy an enclosed communal garden, laid to patio, offering an outdoor space for leisure and socialising.

With no upward chain, this flat presents an excellent opportunity for first-time buyers or those looking to downsize. Its prime location in Yate provides easy access to local amenities, transport links, and green spaces, making it an ideal choice for modern living. Do not miss the chance to make this charming flat your new home.



Double glazed door into

### Porch

Tiled floor, storage cupboard, door into

Stairs leading to

### First Floor Landing

Electric heater, double glazed window to the front, storage cupboard, doors into

### Lounge

14'8" x 12'10"

Double glazed window to the side, Tv point, electric wall heater, door into

### Kitchen/Diner

11'3" x 10'8"

Double glazed window to the side, range of modern wall, drawer and base units with work surface over, stainless steel sink with mixer tap, part tiled walls, built in electric oven, electric hob with extractor fan over, spaces for fridge/freezer, washing machine, table and chairs, tiled effect flooring.

### Bedroom One

13'11" x 9'6"

Double glazed window to the side, electric wall heater.

### Bedroom Two

14'1" x 6'11"

Double glazed window to the side, electric wall heater.

### Bathroom

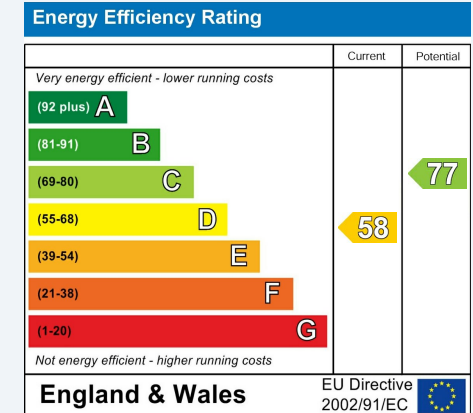
Double glazed window to the front, white suite comprising tiled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, tiled effect flooring, storage cupboard with shelving, heated towel rail.

### Outside

There is a communal garden with clothes airing facilities laid to patio enclosed by garden gate.

## 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>