

for sale

offers in the region of **£245,000** Freehold



Estoril Yate Bristol BS37 4DW

This chain free terrace bungalow is set in a fantastic location for shops, schools and amenities. With entrance hall, kitchen, lounge, bathroom, 2 double bedrooms and a separate dining room. With an enclosed rear garden and a blocked paved front garden this is a fantastic home.



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Property Details

Entrance Hall

Composite door to front elevation, two cupboards and radiator.

Lounge

16' 9" x 11' 5" (5.11m x 3.48m)

Double glazed patio doors giving access to rear garden, fireplace, TV point and radiator.

Kitchen

10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed window to front elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a one bowl stainless steel sink/drainer, tiled splashbacks, gas cooker point, plumbing for washing machine and central heating boiler.

Conservatory

10' 4" max x 10' 2" max (3.15m max x 3.10m max)

uPVC construction with double glazed windows to side and rear elevations, lighting.

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed windows to front and side elevations, built-in wardrobes and radiator.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m)

Two double glazed windows to rear elevation, built-in wardrobes and radiator.

Shower Room

Shower cubicle with rainfall shower over, low level WC, wash hand basin, partially tiled walls, extractor fan and radiator.

Outside Space

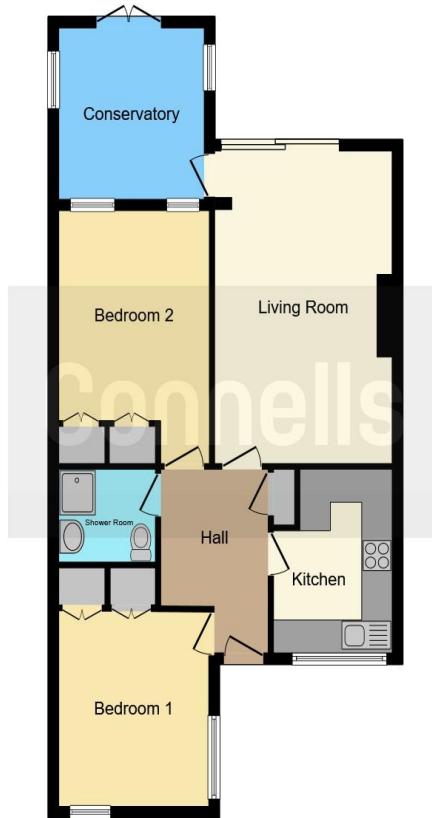
Front Garden

Block paved.

Rear Garden

Enclosed by wooden fence panels, patio area, shed, mainly laid to decorative stone chippings and pathway leading to rear gate.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: YAT307241 - 0009

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