

for sale

£350,000 Freehold



Sutherland Avenue Yate Bristol BS37 5UE

* SEMI-DETACHED HOME * THREE BEDROOMS * LOUNGE THROUGH TO DINING AREA * SEPARATE KITCHEN * UTILITY AREA * DOWNSTAIRS GUEST CLOAKROOM * FAMILY BATHROOM * GARDENS WITH REAR COVERED AREA * GARAGE * OFF STREET PARKING * SET WITHIN CUL-DE-SAC POSITION *

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Ground Floor

Entrance Porch

Double glazed door with obscured glass panel to front elevation and double glazed windows to front and side elevations and double glazed door leading to hallway.

Entrance Hall

Double glazed obscured panel door from porch, textured ceiling, dado rail, radiator and stairs rising to first floor.

Lounge

12' 11" max x 12' 1" (3.94m max x 3.68m)

Double glazed box bay window to front elevation, electric feature fireplace, dado rail, TV point, wood effect flooring, textured and coved ceiling with ceiling rose, radiator and open archway leading to dining area.

Dining Area

9' 11" x 7' 8" (3.02m x 2.34m)

Double glazed patio doors leading to conservatory, dado rail, coved and textured ceiling, radiator, door to kitchen and open aspect from lounge.

Kitchen

Double glazed window to rear elevation. Fitted kitchen comprising wall and base units with wood effect work surfaces incorporating a one and half bowl stainless steel sink/drain, tiled splashbacks, integrated oven with 4 ring gas burner and extractor fan, integrated microwave, smooth ceiling with recessed spotlights, tiled flooring, telephone point, pantry and doors leading to utility and dining room.

Utility Room

Double glazed window to rear elevation, door leading to utility and timber and glazed door giving access to rear elevation. Work surfaces with one and half bowl stainless steel sink/drain, tiled splashbacks, plumbing and space for under-counter washing machine, space for fridge/freezer, storage cupboard, coved ceiling with recessed spotlights.

Cloakroom

Low level WC, wash hand basin, tiled walls and flooring, panelled ceiling with recessed spotlights.

Conservatory

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed windows to side and rear elevations and double glazed door from dining area and double glazed door to covered outside area. Tiled flooring, telephone point, polycarbonate roof and radiator.

First Floor

Landing

Double glazed window to side elevation, stairs rising from ground floor, airing cupboard housing boiler and slatted shelving, access to loft area, textured and coved ceiling with recessed spotlights, doors leading to all bedrooms and shower room.

Bedroom One

9' plus door recess x 10' 8" plus wardrobe (2.74m plus door recess x 3.25m plus wardrobe)

Double glazed window to front elevation, built-in wardrobes with overhead and side storage units, TV point, telephone point, coved and textured ceiling, radiator.

Bedroom Two

10' 8" plus door recess x 8' 9" plus built-in wardrobes (3.25m plus door recess x 2.67m plus built-in wardrobes)

Double glazed window to rear elevation, built-in wardrobes, TV point, coved and textured ceiling with recessed spotlights and radiator.

Bedroom Three

7' 2" x 7' 1" (2.18m x 2.16m)

Double glazed window to front elevation, TV point, coved and textured ceiling with ceiling rose and radiator.

Shower Room

Double glazed window with obscured glass panel to rear elevation. Shower cubicle, low level WC, wash hand basin set within vanity unit, panelled ceiling with recessed spotlights, fully tiled walls, tiled flooring and radiator.



Outside Space

Front Approach

Mainly laid to lawn with flower borders, pathway leading to front entrance door, driveway and garage.

Rear Garden

Fully enclosed by boundary wall and fencing, mainly laid to lawn, gazebo, covered area with storage, flower and shrub borders, block paved area accessed via conservatory and utility.

Garage 14' 3" x 7' 9" (4.34m x 2.36m)

With up and over door, power, lighting and eaves storage with courtesy door from utility area.



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

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

Tenure: Freehold

EPC Rating: C

Property Ref: YAT307366 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk