

for sale

£265,000 Leasehold



Witcombe Yate Bristol BS37 8SA

* THREE BEDROOM MID TERRACE HOME SITUATED IN POPULAR SOUTH YATE * KITCHEN/DINING AREA * LOUNGE * FAMILY BATHROOM * FULLY ENCLOSED REAR GARDEN * GARAGE & PARKING *



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Property Details

Ground Floor

Entrance Hall

Double glazed uPVC door to front elevation with double glazed pane to side, stairs rising to first floor, storage cupboard and understairs storage, smooth ceiling, laminate flooring and radiator.

Lounge

15' 2" max x 11' 7" (4.62m max x 3.53m)

Double glazed window to front elevation, feature electric fireplace, TV point and feature upright radiator.

Kitchen / Dining Area

17' 10" max x 9' 7" (5.44m max x 2.92m)

Double glazed window to rear elevation and double glazed french doors giving access to rear garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink/drainer, tiled splashbacks, integrated double oven with electric hob and chimney style cooker hood over, space for washing machine, space for fridge/freezer, spotlights inset to ceiling, laminate flooring and upright feature radiator.

First Floor

Landing

Stairs rising from ground floor, airing cupboard housing boiler, access to loft area and doors leading to all bedrooms and bathroom.

Bedroom One

12' 10" max x 10' (3.91m max x 3.05m)

Double glazed window to front elevation, triple wardrobes and radiator.

Bedroom Two

11' 6" max x 11' 5" (3.51m max x 3.48m)

Double glazed window to rear elevation and radiator.

Bedroom Three

8' 5" max x 7' 4" (2.57m max x 2.24m)

Double glazed window to front elevation, radiator.

Bathroom

Double glazed window to rear elevation with obscured glass panel. Bathroom suite comprising bath with mixer tap and electric shower over, low level WC, wash hand basin, fully tiled walls, chrome ladder style radiator.

Outside Space

Front Garden

Mainly laid to lawn with decorative stone chippings and pathway leading to front entrance door.

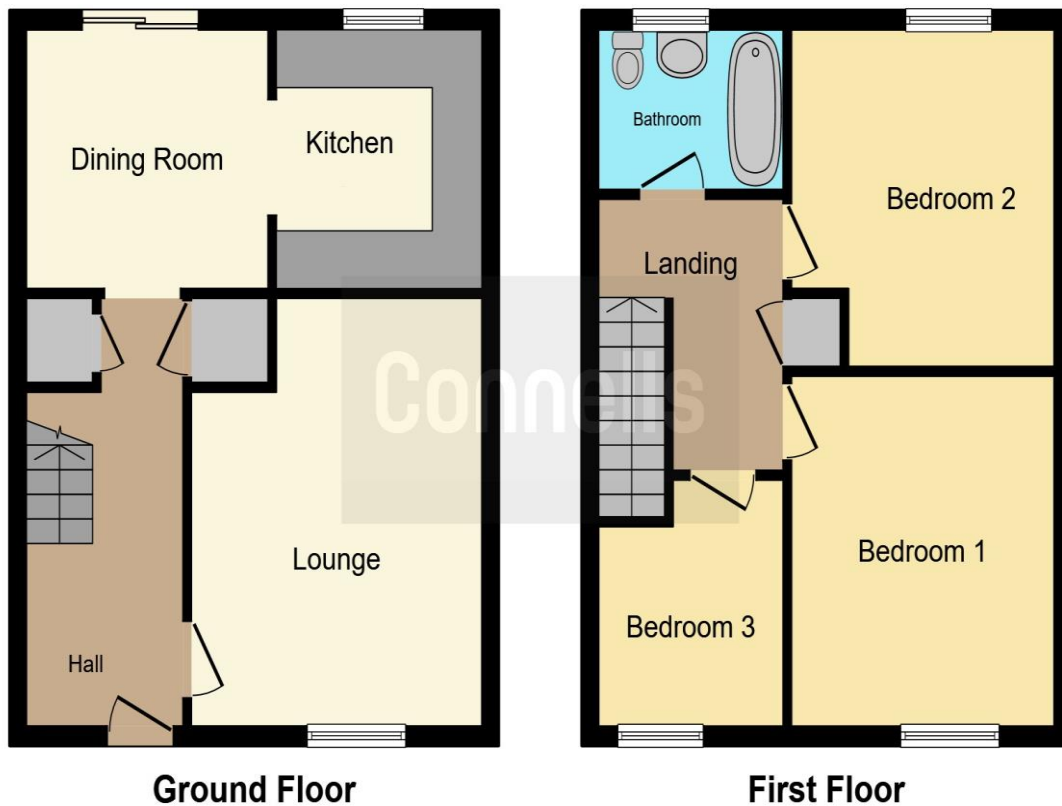
Rear Garden

Enclosed by wooden fence panels, southerly facing garden, patio area, outside tap and outside light.

Garage

With up and over door, no power.





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: Leasehold

EPC Rating: Awaited

Property Ref: YAT307505 - 0003

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jul 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for these types of leasehold properties.

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.