

for sale

£225,000 Freehold



## Priors Lea Yate Bristol BS37 4DE

- \* OFFERED WITH NO ONWARD CHAIN \*
- REFURBISHMENT OPPORTUNITY \*
- THREE BEDROOM \* MID TERRACE
- PROPERTY \* LOUNGE \*
- KITCHEN/DINING ROOM \* BATHROOM \*
- GARDENS TO FRONT AND REAR \*
- CENTRAL YATE LOCATION \*



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# Property Details

## Ground Floor

### **Entrance Porch**

Open porch with single glazed obscured glass panel door and side panel to front elevation, tiled flooring and consumer unit.

### **Entrance Hall**

Single glazed obscured glass panel door and side panel to front elevation, stairs rising to first floor, understairs storage cupboard, door leading to rooms, floorboards.

### **Lounge** 13' 11" x 11' ( 4.24m x 3.35m )

Double glazed window to front elevation, TV point, textured ceiling, floorboards.

### **Kitchen / Dining Area** 17' 3" x 11' 6" ( 5.26m x 3.51m )

Single glazed window to rear elevation and timber single glazed door giving access to rear garden as well as double glazed patio door from dining area giving access to garden. Wall and base units with work surfaces over incorporating a stainless steel sink/drain, space for cooker, textured ceiling, floorboards.

## First Floor

### **Landing**

Stairs rising from ground floor, access to loft area and doors leading to all bedrooms and bathroom, floorboards.

### **Bedroom One** 12' 4" x 10' plus built-in wardrobes ( 3.76m x 3.05m plus built-in wardrobes )

Double glazed window to front elevation, built-in wardrobes and cupboard, textured ceiling, floorboards.

### **Bedroom Two** 10' 5" x 10' 1" ( 3.17m x 3.07m )

Single glazed window to rear elevation, textured ceiling, floorboards.

### **Bedroom Three** 8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed window to front elevation, textured ceiling, floorboards.

## **Bathroom**

Single glazed window with obscured glass panel to rear elevation, low level WC, panelled bath, pedestal wash hand basin and radiator.

## Outside Space

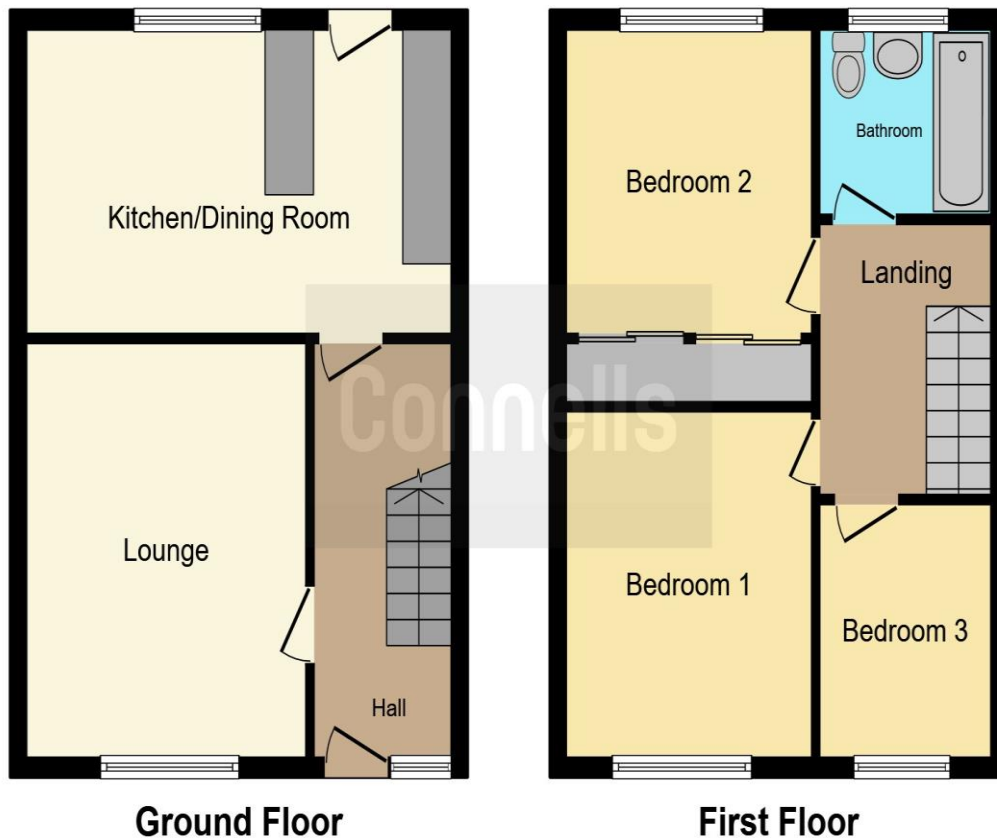
### **Front Garden**

Mainly laid to lawn with pathway leading to front entrance door.

### **Rear Garden**

Mainly laid to lawn, with patio area and gated access.





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**Tenure:** Freehold

**EPC Rating:** F

Property Ref: YAT307555 - 0007

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