

for sale

offers in excess of **£330,000** Freehold



Long Mead Yate Bristol BS37 7YT

* THREE BEDROOM END OF TERRACE HOME * LOUNGE AREA * KITCHEN DINING AREA * FAMILY BATHROOM * GARDENS * GARAGE AND OFF STREET PARKING *



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Property Details

Ground Floor

Entrance Hall

Double glazed door with obscured leaded light panel to front elevation, stairs rising to first floor, textured and coved ceiling, dado rail, fusebox and door leading to lounge.

Lounge Area

14' 4" x 12' 7" (4.37m x 3.84m)

Double glazed window to front elevation, TV point, understairs storage cupboard, textured and coved ceiling, radiator and opening to dining area.

Kitchen / Dining Area

15' 8" x 8' 6" (4.78m x 2.59m)

Double glazed window to rear elevation and double glazed french doors giving access to rear garden and opening to lounge area. Fitted kitchen comprising a range of wall and base units with work surfaces over and feature tiled splashbacks, 4 ring gas burner hob with electric oven and extractor over, space for fridge/freezer, integrated slimline dishwasher and modern style column radiator.

First Floor

Landing

Double glazed window to side elevation, access to partially boarded loft area complete with ladder, cupboard housing hot water tank and slatted shelving, dado rail, textured and coved ceiling and doors leading to all bedrooms and bathroom.

Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed window to rear elevation, TV point, textured and coved ceiling, radiator.

Bedroom Two

10' 2" x 7' 11" plus door recess (3.10m x 2.41m plus door recess)

Double glazed window to front elevation, textured and coved ceiling, wood effect laminate flooring and radiator.

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

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

Bathroom

Double glazed window with obscured glass panel to rear elevation. Bathroom suite comprising panelled bath with rainfall shower over and separate hand attachment, glass shower screen, low level WC, wash hand basin inset into vanity unit, partially tiled walls, extractor fan and radiator.

Outside Space

Front Garden

Front approach leading to entrance door and driveway for off road parking.

Rear Garden

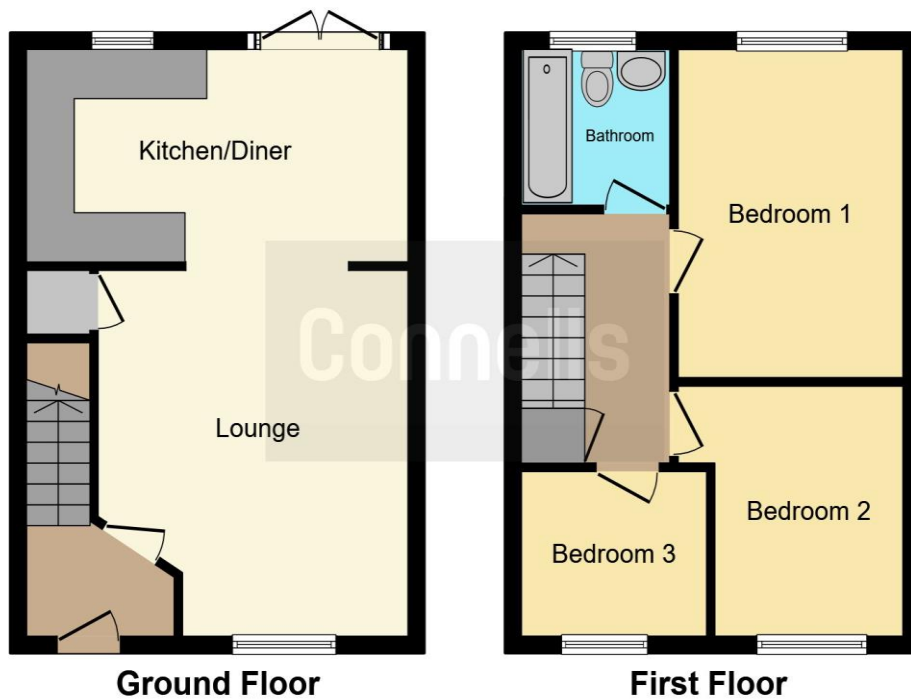
Enclosed by wooden fence panels, mainly laid to artificial lawn, flower and shrub borders, outside tap, courtesy light and door leading to garage.

Garage

17' 3" x 8' 7" (5.26m x 2.62m)

With electric roller door and single glazed courtesy door, power, lighting and eaves storage. Utility area within including plumbing for the washing machine and tumble dryer.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: Awaited

Property Ref: YAT307634 - 0003

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