

for sale

offers in excess of **£270,000** Leasehold



## Lansdown Yate Bristol BS37 4LS

\* THREE BEDROOM END OF TERRACE HOME \* KITCHEN DINING AREA \* LOUNGE \* FAMILY BATHROOM \* GARDENS TO FRONT AND REAR \* GARAGE PLUS OFF STREET PARKING \* OFFERED WITH NO ONWARD CHAIN \*



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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door and double glazed, full length window to front elevation, stairs rising to first floor, understairs storage cupboard, radiator and door leading to kitchen/dining room.

### Lounge

14' 7" x 11' 8" ( 4.45m x 3.56m )

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

### Kitchen / Dining Room

17' 11" x 8' 9" ( 5.46m x 2.67m )

Double glazed window to rear elevation and double glazed patio doors giving access to the rear garden. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drainage and splashbacks, electric oven with 5 ring gas burner and extractor hood over, space for fridge/freezer, tiled flooring, radiator and door to hallway.

## First Floor

### Landing

Stairs rising from ground floor, airing cupboard housing boiler and slatted shelving and doors leading to all bedrooms and shower room.

### Bedroom One

12' 8" x 9' 6" plus door recess ( 3.86m x 2.90m plus door recess )

Double glazed window to front elevation, radiator.

### Bedroom Two

10' 10" x 9' 5" ( 3.30m x 2.87m )

Double glazed windows to side and rear elevations, textured ceiling and radiator.

### Bedroom Three

9' 6" x 7' 2" ( 2.90m x 2.18m )

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

### Shower Room

Double glazed window to rear elevation. Double shower cubicle with rainfall shower over, partially tiled walls, low level WC, wash hand basin inset into vanity unit, radiator.

## Outside Space

### Front Garden

Mainly laid to lawn with paving to entrance door.

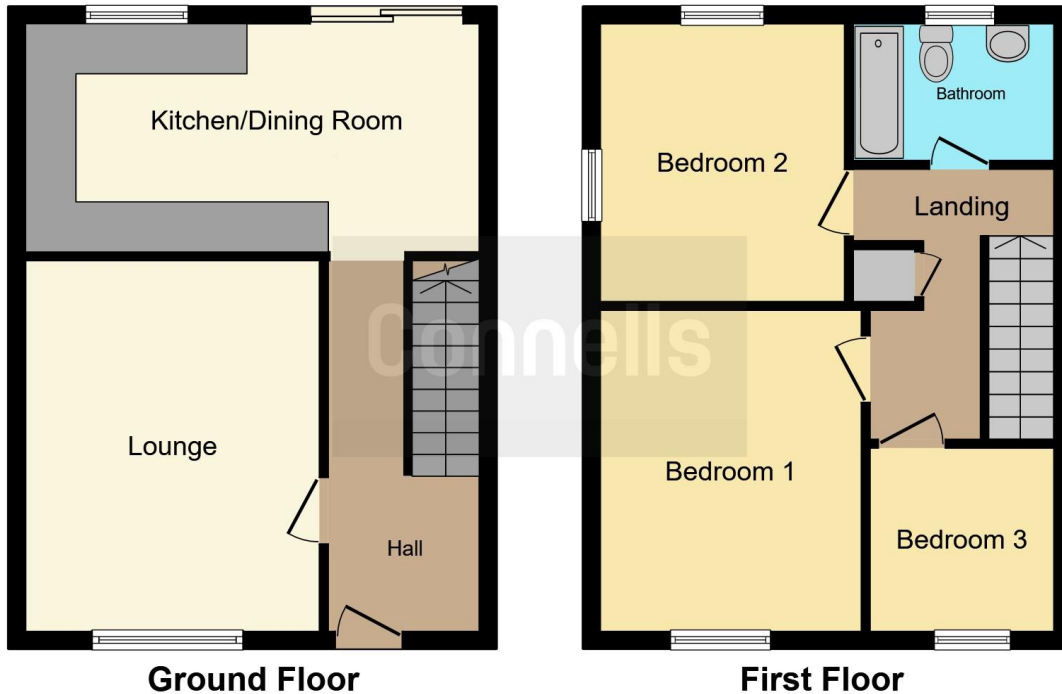
### Garage

Located within block with up and over door, power and lighting with courtesy door.

### Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**Tenure:** Leasehold

**EPC Rating:** Awaiting

Property Ref: YAT307468 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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