

for sale

**£280,000** Freehold



## Orchard Close Yate Bristol BS37 5BE

\* PLANNING PERMISSION IN PLACE \*  
PLENTIFUL POTENTIAL \* THREE  
BEDROOM SEMI-DETACHED HOME \*  
KITCHEN/DINING ROOM \*  
CONSERVATORY \* BATHROOM \*  
GARDENS \* OFF STREET PARKING \*  
OFFERED WITH NO ONWARD CHAIN \*



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# Property Details

## Ground Floor

### **Entrance Hall**

Double glazed door with obscured glass panel to front elevation, stairs rising to first floor, understairs storage cupboard, smooth ceiling, wood effect flooring, telephone point, radiator and doors leading to lounge and kitchen/dining room.

### **Lounge** 14' 9" x 11' 8" ( 4.50m x 3.56m )

Double glazed window to front elevation, feature fireplace (capped) with hearth, TV point, smooth ceiling, radiator and archway to kitchen/dining area.

### **Kitchen / Dining Room** 21' 3" x 10' 8" ( 6.48m x 3.25m )

Window to rear elevation, double glazed patio doors giving access to rear garden and double glazed door to side elevation. Kitchen comprising base units with work surfaces over incorporating a stainless steel sink/drainage, space for fridge/freezer, plumbing and space for washing machine, smooth ceiling, wood effect flooring, radiator and archway leading to lounge.

### **Conservatory** 17' 3" x 9' 11" ( 5.26m x 3.02m )

uPVC construction with double glazed windows to side and rear elevations, double glazed patio doors leading from kitchen and double glazed door giving access to rear garden.

## First Floor

### **Landing**

Double glazed window to side elevation, stairs rising from ground floor, smooth ceiling and doors leading to all bedrooms and bathroom.

### **Bedroom One** 14' 6" x 9' 3" plus recess ( 4.42m x 2.82m plus recess )

Double glazed window to rear elevation, smooth ceiling, wood effect flooring and radiator.

### **Bedroom Two** 11' 4" plus door recess x 10' 2" plus built-in cupboard ( 3.45m plus door recess x 3.10m plus built-in cupboard )

Double glazed window to front elevation, built-in storage cupboard and wardrobe, smooth ceiling, wood effect flooring and radiator.

### **Bedroom Three** 9' 7" x 7' 2" ( 2.92m x 2.18m )

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

### **Bathroom**

Double glazed window to rear elevation. Bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and radiator.

## Outside Space

### **Front Garden**

Laid to lawn with hedging, trees and shrubs with pathway leading to entrance door and driveway parking.

### **Rear Garden**

Enclosed by way of boundary fencing, mainly laid to lawn with an area laid to decorative stone chippings and mature trees and shrubs.

### **Agents Note:**

We do hold details of the planning permission, if you would like to know more, please contact the office.





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)

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: YAT307604 - 0002

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