

for sale

£280,000 Freehold



Harescombe Yate Bristol BS37 8UA

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



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Property Details

Ground Floor

Entrance Hall

Double glazed door to front elevation with obscured glazed window, stairs rising to first floor, two cupboards and radiator.

Lounge

14' 3" x 11' 7" (4.34m x 3.53m)

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

Dining Area

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed patio doors giving access to rear garden, textured and coved ceiling and radiator.

Kitchen Area

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to rear elevation. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink/drain, space for slot in cooker, space and plumbing for washing machine, wall mounted boiler.

Note - vendor is happy to leave white goods in respect of fridge and tumble dryer.

First Floor

Landing

Stairs rising from ground floor, airing cupboard with slatted shelving, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

13' x 10' 4" plus door recess (3.96m x 3.15m plus door recess)

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

Bedroom Two

10' 8" x 9' 4" plus door recess (3.25m x 2.84m plus door recess)

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

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

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

Bathroom

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls and textured ceiling.

Outside Space

Front Garden

Mainly laid to lawn with pathway to front approach.

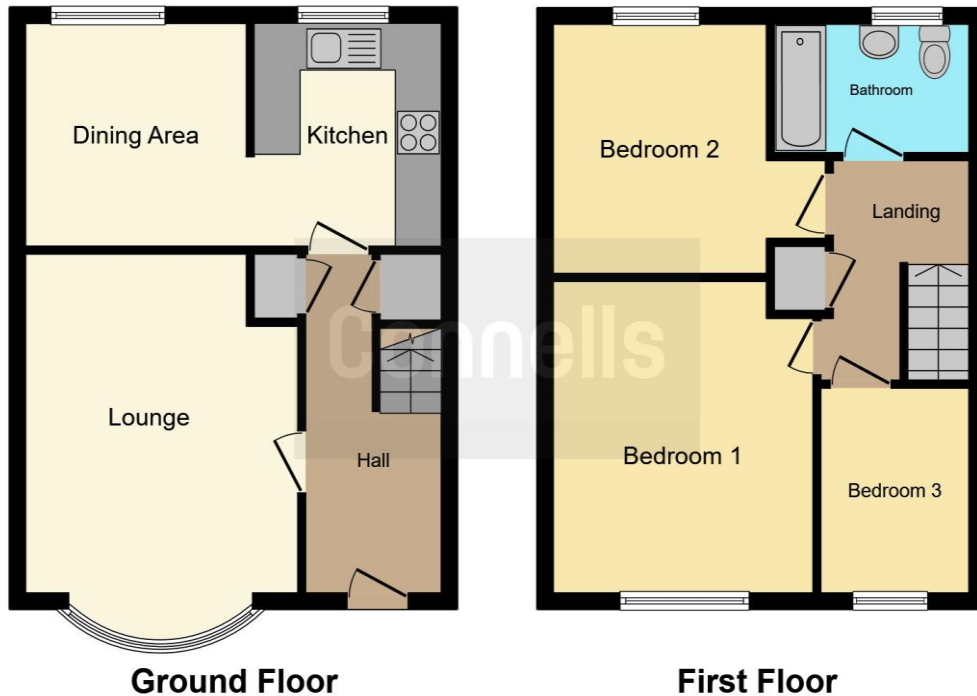
Rear Garden

Fully enclosed by way of fencing, Southerly aspect, low maintenance garden with patio and paving, shed and gated side access.

Garage & Parking

With up and over door, dropped kerb giving access to off street parking.





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: D

Property Ref: YAT307698 - 0005

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