

for sale

£295,000 Freehold



Blakeney Mills Yate Bristol BS37 4XL

* THREE BEDROOM END OF TERRACE HOME * LOUNGE/DINING ROOM * KITCHEN * DOWNSTAIRS GUEST CLOAKROOM * FAMILY BATHROOM * GARDENS * DRIVEWAY PROVIDING OFF STREET PARKING *



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Property Details

Ground Floor

Entrance Hall

Composite door to front elevation with feature leaded obscured panel, stairs rising to first floor, understairs storage cupboard, fusebox, smooth ceiling, wood effect flooring, telephone point, radiator and door leading to cloakroom.

Cloakroom

Low level WC, wall mounted wash hand basin with splashback, extractor fan and radiator.

Lounge / Dining Room

16' 6" x 13' 10" (5.03m x 4.22m)

Two double glazed windows to rear elevation and double glazed french doors giving access to rear garden with double glazed side panels, TV point, smooth ceiling, wood effect flooring and two radiators.

Kitchen

12' 6" x 6' 2" (3.81m x 1.88m)

Double glazed window to front elevation. fitted kitchen comprising a range of modern wall and base units with work surfaces over incorporating a single sink and drainer, tiled splashbacks, integrated electric oven with gas hob and extractor fan over, integrated washing machine, integrated dishwasher and integrated fridge freezer, smooth ceiling with recessed spotlights, breakfast bar and radiator.

First Floor

Landing

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

Bedroom One

13' 10" x 9' 4" (4.22m x 2.84m)

Two double glazed windows to front elevation, built-in cupboard, TV point, smooth ceiling, radiator and door leading to en-suite.

En-Suite

Double shower cubicle, low level WC, wash hand basin with tiled splashback, smooth ceiling with recessed spotlights, extractor fan, shaver point and chrome heated towel rail.

Bedroom Two

12' 9" x 7' 4" (3.89m x 2.24m)

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

Bedroom Three

12' 9" max red to 9' 3" x 6' 2" (3.89m max red to 9' 3" x 1.88m)

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

Bathroom

Bathroom suite comprising bath with shower over, bi-folding screen, low level WC, pedestal wash hand basin with tiled splashbacks, shaver point, partially tiled walls, smooth ceiling with recessed spotlights, extractor fan and heated towel rail.

Outside Space

Front Approach

Open porch with tiled canopy over, mainly laid to block paving providing off street parking, flower and shrub borders, tree (tree preservation order in place) and gated side access.

Rear Garden

Enclosed by way of boundary fencing, mainly laid to lawn with patio area and gated side access.

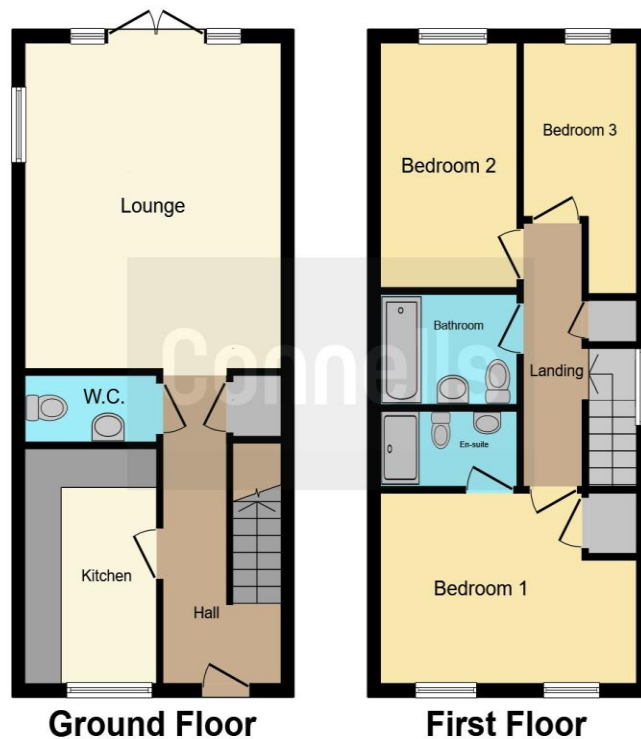
Parking

Dropped kerb giving access to block paved driveway and off street parking.

Agents Note:

We have been made aware that there is a Tree Preservation Order in place for the tree at the front of the property.





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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T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

Tenure: Freehold

EPC Rating: C

Property Ref: YAT307709 - 0002

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