



**Harescombe, Yate Bristol BS37 8UD**

  
allen & harris



**welcome to**

## **Harescombe, Yate Bristol**

**\*\*NO ONWARD CHAIN\*\*WESTERLY FACING GARDEN\*\*** A three bedroom mid-terraced family home located in the sought after town of Yate.

Accommodation comprises; Entrance Hall, Lounge, Kitchen/Diner, Three well sized bedrooms & Bathroom with Separate W/C. The property further benefits with Driveway & Garage.

### **Entrance Hall**

Double glazed door & window to front, understairs cupboard & storage cupboard, radiator

### **Lounge**

14' 7" x 11' 4" ( 4.45m x 3.45m )

Double glazed window to front, radiator

### **Kitchen/Diner**

17' 10" x 8' 11" ( 5.44m x 2.72m )

Double glazed window to rear, a fitted kitchen with both wall and floor units with work surfaces over, integrated dishwasher, space for washing machine, integrated under counter fridge & freezer, space for electric cooker, stainless steel sink & drainer, tiled splashback, tiled flooring

### **Landing**

Loft access, airing cupboard housing combi boiler

### **Bedroom One**

11' 7" x 11' 5" into door recess ( 3.53m x 3.48m into door recess )

Double glazed window to front, radiator

### **Bedroom Two**

11' 9" x 11' 6" into door recess ( 3.58m x 3.51m into door recess )

Double glazed window to rear, radiator

### **Bedroom Three**

8' 2" x 7' 6" ( 2.49m x 2.29m )

Double glazed window to front, fitted wardrobe over stairs, radiator

### **Bathroom**

Double glazed window to rear, bath with electric shower over, radiator, tiled walls, hand wash basin

### **Seperate Wc**

Double glazed window to rear, w/c

### **Rear Garden**

Westerly facing fully enclosed rear garden, patio to lawn, shrub and bush boarder, outside tap, rear access to driveway & garage

### **Garage**

Up'n'over door





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## Harescombe, Yate Bristol

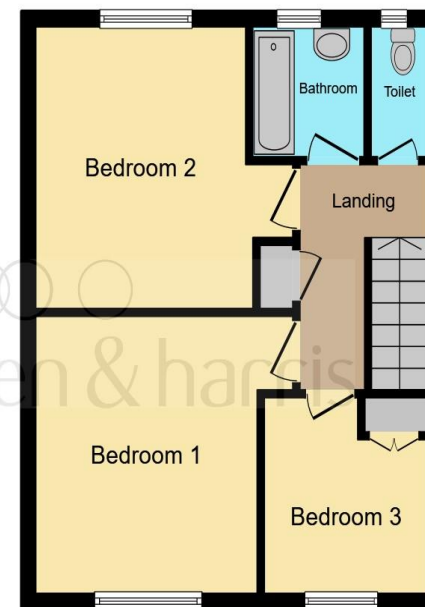
- NO ONWARD CHAIN
- THREE BEDROOM MID TERRACED HOME
- KITCHEN/DINER & SEPARATE LOUNGE
- BATHROOM & SEPARATE W/C
- WESTERLY FACING ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

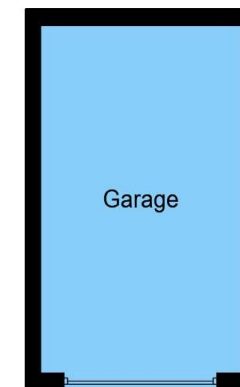
**£280,000**



**Ground Floor**



**First Floor**



**Garage**

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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Property Ref:  
CPS105124 - 0002

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