



Blaisdon, Yate Bristol BS37 8TH

welcome to

Blaisdon, Yate Bristol

END OF TERRACE4 BEDROOMS*** This Four bedroom end of terrace home with front and rear gardens, garage with parking space and solar panels. Offering a spacious layout with a convenient downstairs wet room and a further family bathroom.

Entrance Hall

Double glazed door to front, wood effect laminate floor, radiator,

Cloakroom (wetroom)

Double glazed window to rear, partially tiled, W/C, wash hand basin, shower and electric radiator.

Lounge

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

Double glazed window to front, radiator, wood effect laminate floor, coved ceiling.

Dining Room Area

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed french doors to garden, wood effect laminate flooring and radiator.

Dining room is open to kitchen.

Kitchen

17' 11" x 9' 2" (5.46m x 2.79m)

Double glazed window to side, wall and base units with work surfaces over, stainless steel sink and drainer, radiator, wood effect laminate flooring and tiled splashbacks.

Space for dish washer or washing machine, 5 ring gas hob with cooker hood, eye level electric oven, space for fridge freezer, under counter lighting, boiler in cupboard and door to hallway.

Landing

Loft access (pull down ladder), Part boarded and lighting, airing cupboard with slated shelves, radiator and further storage cupboard.

Bedroom One

11' 7" x 9' 10" (3.53m x 3.00m)

Double glazed window to front, radiator and coved ceiling.

Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to the rear, radiator, built in wardrobe space and coved ceiling.

Bedroom Three

12' 9" x 6' 2" (3.89m x 1.88m)

Double glazed window to side, radiator, built in single bed and coved ceiling.

Bedroom Four

8' 8" x 7' 10" max. (2.64m x 2.39m max.)

Double glazed window to front and built in wardrobes.

Bathroom

Double glazed to rear, wash hand basin, towel radiator, bath with mixer taps and shower over and coved ceiling.

Front Garden

Gravel, part bordered by hedge and path to front door.

Garden

Enclosed by wall with gate,

Garage And Parking

Up and over garage door to rear, off street parking.



Ground Floor

First Floor

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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Blaisdon,

Yate Bristol

- END-TERRACED
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS SHOWER/WET ROOM
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£350,000



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Property Ref:
CPS102971 - 0006

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