



106 Melrose Avenue, Yate, Bristol

- Semi Detached
 - Lounge
 - 3 Bedrooms
- Double Glazed Gas Central Heating
- Parking to the Front for Multiple Vehicles
- Popular Ridge Location
 - Kitchen/Diner
- White Family Bathroom
- South Westerly Rear Garden
- No Upward Chain

£350,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the sought-after Ridge area of Yate, Bristol, this semi-detached house on Melrose Avenue presents an excellent opportunity for families and first-time buyers alike. Offered for sale with no upward chain, this property boasts an entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining guests.



The heart of the home is undoubtedly the kitchen/diner, which provides ample space for family meals and gatherings overlooking the rear garden. An outer hall offers access to an outbuilding, and potential for a cloakroom or additional storage, enhancing the practicality of the home.



Upstairs, you will find three well-proportioned bedrooms, ideal for accommodating family members or guests. The white family bathroom is conveniently located on the first floor, ensuring ease of access for all.



This property benefits from gas central heating and double glazing, ensuring comfort throughout the seasons. The good-sized rear garden, facing south-west, is perfect for enjoying sunny afternoons and offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumb. Additionally, the property provides parking for multiple vehicles, a valuable asset in this desirable location.



We highly recommend viewing this delightful home to fully appreciate its charm and potential. Don't miss the chance to make this lovely property your own.

Entrance Hallway

Double glazed door, wood effect flooring, radiator, double glazed window to the side, stairs to 1st floor, doors into

Lounge

18' x 11'11" into bay
Double glazed bay window to the front, Tv point, open feature fireplace, radiator.

Kitchen/Diner

12'6" x 11'1" max
Double glazed window to the rear, range of wall, drawer and base units with work surface over, sink unit, electric oven with gas hob and extractor fan over, part tiled walls, spaces for under counter fridge, dishwasher and fridge/freezer, storage cupboard with wall mounted gas boiler and plumbing for washing machine, double glazed door into

Outer Hallway

Double glazed doors to both the front and rear of the property and doors to

Former Cloakroom

Double glazed window to the side.

Storage/Boot Room

11'5" x 6'1"
Double glazed window to the rear, light and power.

First Floor Landing

Double glazed circular window, access to loft space, airing cupboard with shelving and radiator, doors into

Bedroom One

12'6" x 11'2"
Double glazed window to the front, built in mirrored wardrobes, built in storage cupboard, radiator.

Bedroom Two

11'5" x 11'5" max
Double glazed window to the rear, built in cupboard, radiator.

Bedroom Three

9'3" x 8'
Double glazed window to the front, radiator.

Bathroom

7'3" x 5'7"
Double glazed window to the rear, white suite panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan.

Outside

The front is laid to stones providing parking for many vehicles and pathway leading to the front door. The larger than average rear garden is mainly laid to lawn with pathway and patio area, two garden sheds, mature trees and shrubs, outside tap.

Agents Note

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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