



**Connells**

Hardwicke  
Yate Bristol



## Property Description

Step into this stylish mid terraced home and be welcomed by a bright modern hallway that immediately sets a fresh and inviting tone. This leads seamlessly into a sun filled lounge where a large front window floods the space with natural light making it perfect for relaxing evenings or hosting family and friends.

The lounge flows effortlessly into the sleek kitchen and dining area finished with smooth modern work surfaces and designed to suit both everyday living and sociable gatherings. From here, double doors open out to a clean garden, thoughtfully laid out with a decked patio for entertaining and artificial grass for easy outdoor enjoyment, along with the added benefit of convenient garage access.

Upstairs, the first floor offers three comfortable modern bedrooms and a well appointed family bathroom complete with a toilet, wash hand basin and a bathtub with overhead shower perfectly rounding off this home's blend of modern style, warmth and practicality in one inviting package.

## Hall

Double Glazed Door. Radiator. Stairway leading to first floor. Under stairs storage. Access to the Lounge and Kitchen/Dining room.

## Lounge

14' 7" x 11' 9" ( 4.45m x 3.58m )  
Double Glazed Windows, room leads to the kitchen, doorway to access Hall.

## Kitchen/Dining

17' 11" x 8' 10" ( 5.46m x 2.69m )  
Double Glazed Door and Windows leading to the garden. Space for Stand-alone Fridge, Oven, Dishwasher, Washing Machine. Space for dining room table. Room leads to Lounge. Door leading to Hall.

## Garden

Wooden Pergola Patio. Half fake Grass. Fully Fenced. Access to back of property through gate. Access to garage.

## Landing

Metal banister all around stairs. Storage Unit. Access to all first floor rooms.

## Bedroom 1

12' 6" x 10' 2" ( 3.81m x 3.10m )  
Radiator. Double Glazed Windows. Built In Lights.

## Bedroom 2

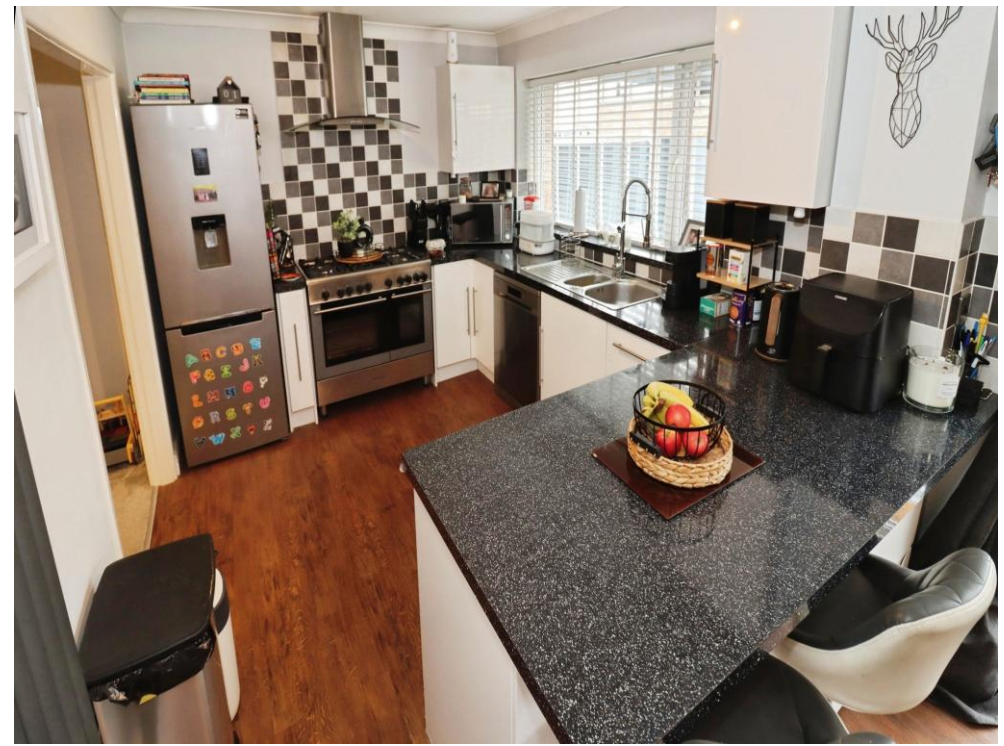
11' x 10' 2" ( 3.35m x 3.10m )  
Radiator. Double Glazed Windows.

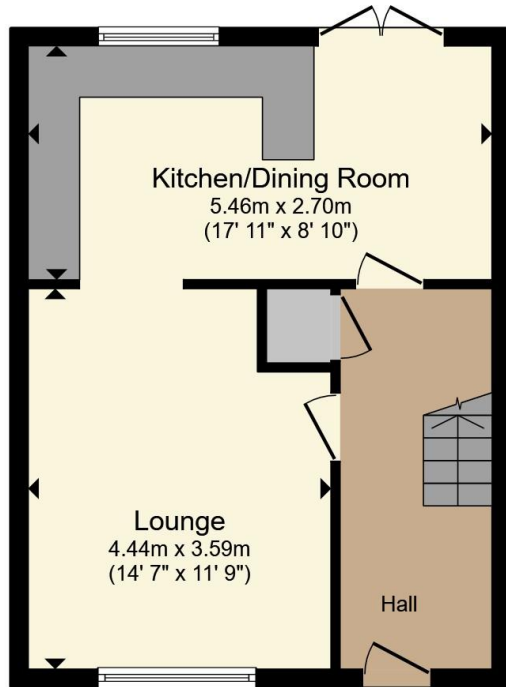
## Bedroom 3

7' 11" x 7' 5" ( 2.41m x 2.26m )  
Radiator. Double Glazed Windows.

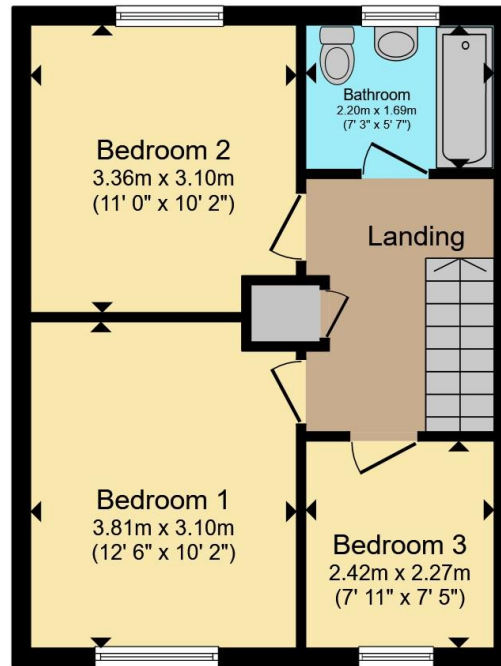
## Bathroom

7' 3" x 5' 7" ( 2.21m x 1.70m )  
Towel Rail Radiator. Pedestal Toilet. Wash Hand Basin. Bathtub with overhead shower. Double Glazed window.





**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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72-74 Station Road Yate  
BRISTOL BS37 4PH

EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 11.55

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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