18 Brookthorpe, Yate, Bristol

- Terraced House
- Lounge
- White Bathroom
- Enclosed Garden
- Double Glazed Gas Central Heating
- Entrance Hallway
- Kitchen/Diner
- 3 Good Sized Bedrooms
- Off Street Parking for Two
- Viewings Advised

£280,000

HUNTERS®
HERE TO GET *you* THERE

This delightful mid-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed lounge, complete with a cosy wood burner, ideal for those chilly evenings. The heart of the home is undoubtedly the inviting kitchen/diner, providing ample space for family meals and entertaining guests.

This property boasts three generously sized bedrooms, ensuring plenty of room for family or guests and white family bathroom is bright and airy catering for all the families needs. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient home all year round.

Outside, the enclosed garden offers a private retreat, perfect for relaxing or hosting summer barbecues. Additionally, the property features a garage and a driveway that accommodates two vehicles, providing convenience and peace of mind.

This home is ideally situated in a friendly neighbourhood, making it a wonderful choice for families or professionals alike. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. Don’t miss out on the opportunity to make this lovely house your new home.

Entrance Hallway
Double glazed door with matching double glazed side panels, wood effect flooring, radiator, stairs to 1st floor with storage cupboards under, doors into kitchen and door into

Lounge
14'5" x 11'7"
Double glazed window to the front, TV point, radiator, double doors into

Kitchen/Diner
18'1" x 8'11"
Two double glazed windows to the rear, range of matching wall, drawer and base units with work surface over, 1.5 stainless steel sink with mixer tap over, part tiled walls, built in electric oven with 5 ring gas hob and extractor hood over, spaces for fridge/freezer, washing machine, dishwasher, table and chairs, cupboard housing gas Vaillant boiler, wood effect flooring, double glazed door to the rear.

First Floor Landing
Access to part boarded loft space with ladder, doors into

Bedroom One
13'7" x 9'11"
Double glazed window to the front, radiator.

Bedroom Two
10' x 9'11"
Double glazed window to the rear, radiator.

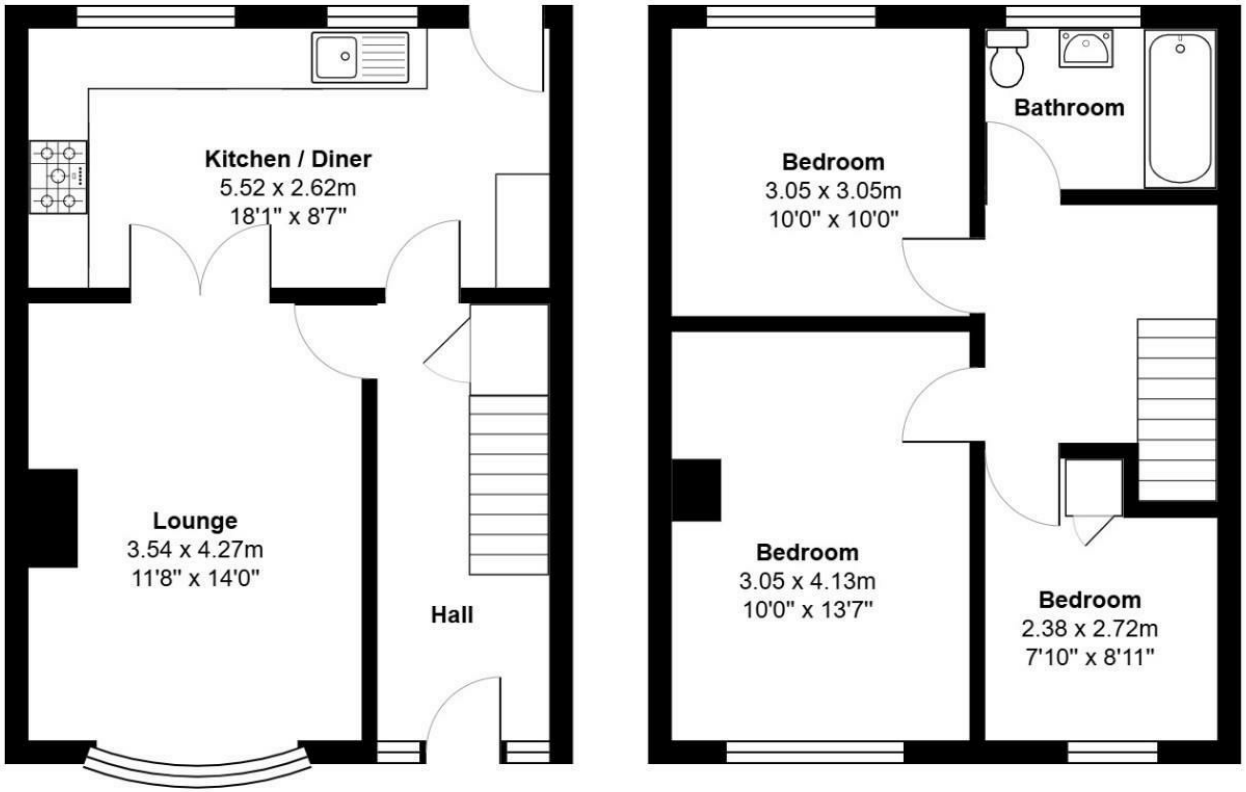
Bedroom Three
9' x 7'9"
Double glazed window to the front, radiator, built in wardrobe with shelving.

Bathroom
7'9" x 5'4"
Double glazed window to the rear, white suite comprising, panelled bath with rainshower over, vanity wash hand basin, WC, tiled walls and tiled flooring.

Outside
The front has been laid to block paviers providing off street parking for two vehicles.
The enclosed southerly facing rear garden is laid to patio with lawn areas, outside tap, pathway leading to gated rear access and courtesy door into the garage.

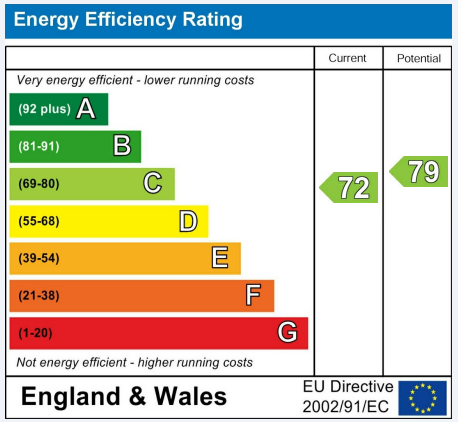
Garage
There is a detached single garage with double door opening to the front, window and door to the side and further double glazed window to the rear.

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.



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.

The Property Ombudsman

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com https://www.hunters.com