33 St. Andrews, Yate, Bristol

- End of Terrace Bungalow
- Kitchen
- Wet Room
- Gas Central Heating, Double Glazed
- No Upward Chain
- Porch & Hallway
- Lounge
- Double Bedrooms
- Gardens to Front & Rear
- Close to Shopping Centre

£265,000

HUNTERS®
HERE TO GET *you* THERE

Situated on St. Andrews, Yate, Bristol, this delightful end-of-terrace bungalow offers a perfect blend of comfort and convenience. Spanning 741 square feet, this property, built in the 1960's is an ideal choice for those seeking a low-maintenance home without the hassle of an upward chain.

Upon entering, you are welcomed by an entrance porch that leads into a hallway. The lounge provides a warm and inviting space, perfect for relaxation or entertaining guests overlooking the rear garden. The well-appointed kitchen is functional and practical, catering to all your culinary needs. This bungalow features two generous double bedrooms, ensuring ample space for rest and privacy and wet room, adding to the overall appeal of the property.

One of the standout features of this home is the good-sized enclosed rear garden, offering a private outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Located conveniently close to Yate Town Shopping Centre and various local amenities, this bungalow is perfectly positioned for easy access to shops, cafes, and essential services. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this property presents an excellent opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this bungalow your new home.

Porch
Double glazed French doors, tiled effect flooring, further double glazed door into

Hallway
Radiator, storage cupboard, wood effect flooring, access to loft space, doors opening into

Lounge
18'5" x 10'11"
Double glazed patio doors to the rear, two radiators, TV point, feature fireplace, wall lights.

Kitchen
12'6" x 7'2"
Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, part tiled walls, electric oven and hob with extractor hood over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, double glazed door opening into

Outer Porch
Double glazed door to the rear, wall mounted gas boiler.

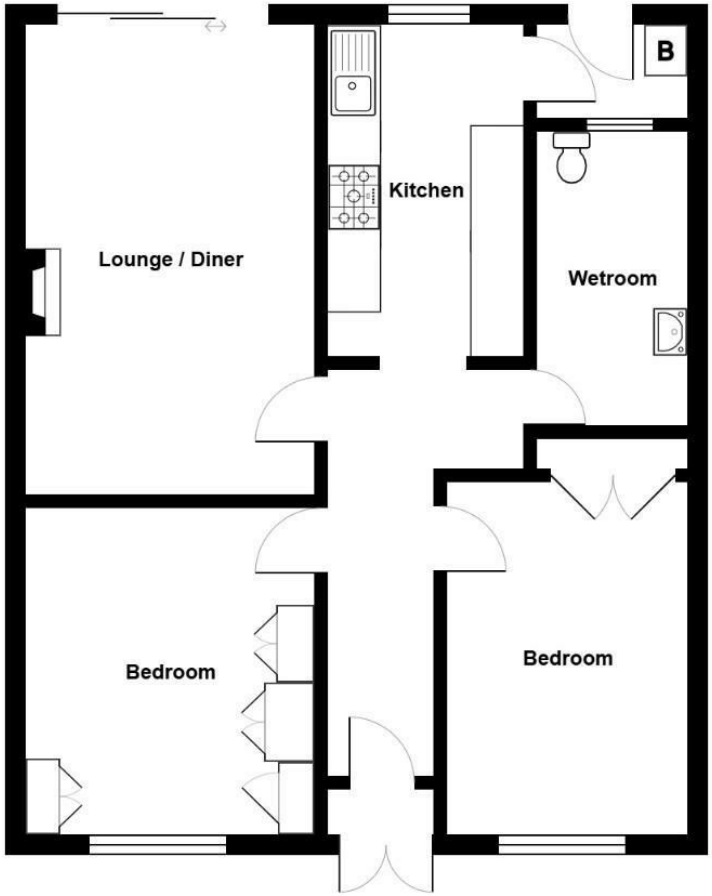
Bedroom One
12'1" x 10'11"
Double glazed window to the front, fitted wardrobes, dressing table with drawers and bedside cabinets, radiator, wood effect flooring.

Bedroom Two
12'6" x 9'1"
Double glazed window to the front, built in wardrobe, radiator,

Wet Room
11'4" x 4'9"
Double glazed window to the rear, white suite comprising, WC, pedestal wash hand basin, electric shower, part tiled walls, radiator, wardrobe.

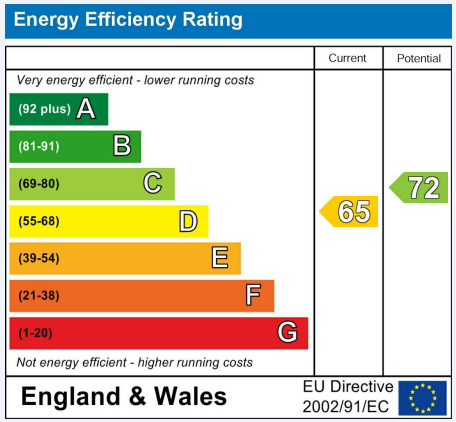
Outside
The front garden offers stones with hand rail and pathway leading to the front door and to the side of the bungalow.
The enclosed larger than average rear garden is laid to grass with mature trees, shrubs and plant borders, patio area, garden pond, summer house and garden sheds. There is gates access to the side of the property.

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