



Connells

Hardwicke
Yate Bristol



Property Description

Upon entering, you are welcomed by a bright and inviting entrance hallway that immediately creates a sense of space and warmth. The generous lounge is filled with natural light from a large front-facing window, providing the perfect setting for relaxing evenings, family time, or entertaining guests.

To the rear, the contemporary kitchen/dining room forms the heart of the home, featuring modern work surfaces, ample storage and space for dining. Designed with both practicality and social living in mind, this versatile area enjoys direct access to the garden through double doors, seamlessly connecting indoor and outdoor living.

The enclosed rear garden has been thoughtfully designed for ease of maintenance, with a decked seating area ideal for al fresco dining, artificial lawn and convenient access to the garage.

The first floor offers three well-proportioned bedrooms, providing flexible accommodation for families, home working or guest space. A modern family bathroom completes the accommodation and is fitted with a bath and shower over, wash hand basin and WC.

Combining comfortable living space, contemporary styling and excellent practicality, this attractive home presents a fantastic opportunity to secure a property in a popular Yate location.

Call us TODAY on 01454 32055 to arrange a viewing.

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.

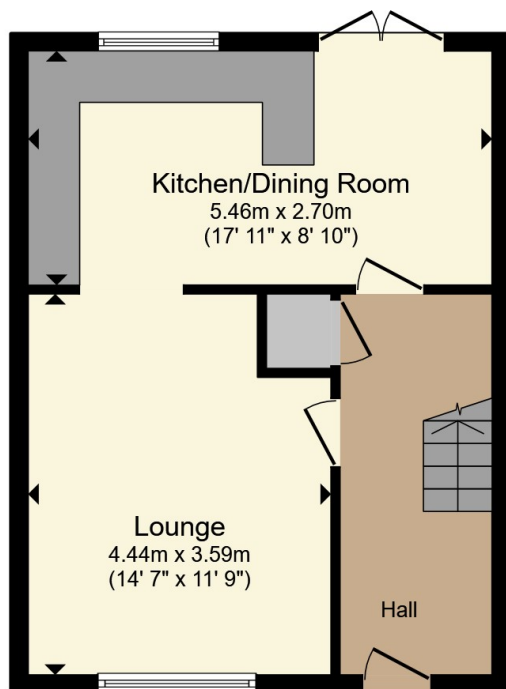
Bedroom 3

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

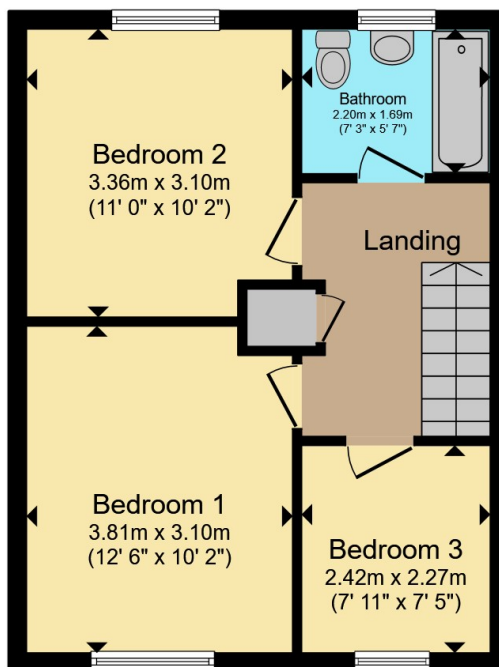
Bathroom

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 m² (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

Connells



To view this property please contact Connells on

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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

view this property online connells.co.uk/Property/YAT308477

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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