



147 Harescombe, Yate, Bristol

- No Upward Chain
- Entrance Hallway
 - Conservatory
- Modern Wet Room
- Gardens to Front & Rear
- End of Terrace
- Lounge/Diner
 - Kitchen
- Double Garage
- Cosmetic Updating Needed

£280,000

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HERE TO GET *you* THERE

Situated in Harescombe, Yate, Bristol, this end-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a well-thought-out layout that is perfect for modern living.

Upon entering, you are welcomed by an entrance hallway that leads to a generous 24-foot lounge diner, ideal for both relaxation and entertaining leading into a conservatory, which provides a lovely space to enjoy the garden views, and a functional kitchen that awaits your personal touch.

Upstairs, you will find three bedrooms, offering ample space for family or guests. The property is complemented by a modern wet room, ensuring convenience and comfort for all residents.

This home benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the seasons. Outside, there are gardens to the front and rear. Additionally, the property includes a double garage.

With no upward chain and the potential for some cosmetic updating, this property is a blank canvas ready for you to make it your own. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this house in Harescombe is a wonderful opportunity not to be missed.



Entrance Hallway

Double glazed door and double glazed window to the front, radiator, storage cupboard, stairs to 1st floor with cupboard under housing gas boiler, doors into

Lounge/Diner

24'7" x 11'6"-9'5"

Double glazed window to the front, TV point, electric feature fireplace with wooden surround, two radiators, dado rail, double glazed patio door into

Conservatory

9'10" x 7'11"

DOuble glazed construction with polycarbonate roof, wood effect flooring.

Kitchen

8'10" x 8'

Double glazed door and double glazed window to the rear, range of wall drawer and base units with work surface over, stainless steel sink, electric oven with extractor fan over, spaces for fridge/freezer and plumbing for washing machine, part tiled walls.

First Floor Landing

Access to loft space, airing cupboard with shelving, doors into

Bedroom One

13'2" x 10'3"

Double glazed window to the front, radiator, built in wardrobes and over bed storage cupboard.

Bedroom Two

10'6" x 9'1" max

Double glazed window to the rear, radiator, built in wardrobe and further cupboard with shelving.

Bedroom Three

8'8" x 7'5"

Double glazed window to the front, radiator.

Wet Room

8'5" x 5'6"

Double glazed window to the rear, white suite comprising, pedestal wash hand basin, WC, shower, radiator.

Outside

The front is laid to stones with mature shrubs and pathway leading to the front door.

The enclosed rear garden is laid to patio with steps leading to further patio area, summer house with gated access leading to the rear, and courtesy door into

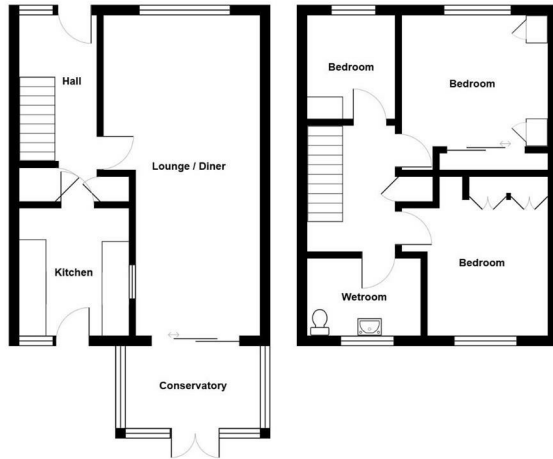
Double Garage

17'11" x 16'9"

Two up and over doors (one in need of fixing) light and power, glazed window to the side and courtesy door into rear garden.

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"



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.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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