



Witcombe,
Yate,
BS37

£260,000

3 1 1 D

This three-bedroom end of terrace house presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed by a spacious entrance porch that leads into the entrance hall. The generous lounge/diner is perfect for both relaxation and entertaining, providing a warm and inviting atmosphere. The kitchen is in need of modernisation and offers ample space for culinary pursuits, making it a practical hub for daily living. The property features a modern shower room, ensuring convenience for all residents. With gas central heating and double glazing throughout, comfort and energy efficiency are assured. One of the standout features of this home is the fine-sized rear garden, which provides a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage, offering valuable storage or parking options. Importantly, this home is offered with no onward chain and with its appealing position this end of terrace house is a wonderful place to call home. Don't miss the chance to view this property and envision the possibilities it holds for you and your family.



Entrance Porch

Double glazed door to front, double glazed.

Entrance Hall

Part glazed door to front, stairs to first floor, understairs cupboard, radiator.

Lounge/Diner 23'10" x 11'7" - 10'1"

Double glazed window and door to front, feature fire place with coal effect fire, double glazed sliding door to conservatory.

Kitchen 11'8" x 7'4"

Double glazed window to rear, wall and base units, work surfaces, tiled splashbacks, space for oven, space for washing machine, part tiled, storage cupboard, double glazed door to rear garden.

Conservatory 10'3" x 7'9"

Single glazed conservatory.

Landing

Access to loft space, cupboard housing Valliant gas boiler.

Bedroom One 13'0" (to inside of wardrobes) x 10'1"

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two 10'5" (to inside of wardrobes) x 10'1"

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three 8'5" x 7'5"

Double glazed window to front, fitted cupboard, radiator.

Bathroom

Double glazed window to rear, Shower cubicle, pedestal wash hand basin, W/C, radiator.

Front Garden

Laid to patio, gravel stones and tree. Overlooking grassed area to front.

Rear Garden

Lawn, patio, flower bed, bushes, outside tap, garden gate to side and rear.

Garage

Single up and over door, personal door to 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”

Tenure: Leasehold
Council Tax Band: B



- Three Bedroom End of Terrace
- Entrance Porch
- Entrance Hall
- Lounge/Diner
- Kitchen
- Shower Room
- Gas Central Heating, Double Glazing
- Fine Sized Rear Garden
- Garage
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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