



Kingscote,
Yate,
BS37

£300,000

3 1 1 D

This well-presented end of terrace house offers a delightful blend of comfort and modern living. The heart of the home is undoubtedly the modern fitted kitchen/diner, which provides an ideal space for family meals and gatherings leading to the hallway and an attractive lounge. Upstairs this property boasts three bedrooms, ensuring ample space for family or guests. The family bathroom is well-appointed, catering to all your daily needs. The house benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Outside, you will find a good-sized rear garden, a wonderful spot for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property offers more than ample off road parking. This end terrace house is not only a comfortable home but also a fantastic opportunity for those seeking a property in a popular location. With its modern amenities and spacious layout, it is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

Double glazed door to front, double glazed screen, laminate flooring, radiator.

LOUNGE 14'7" x 11'8"

Double glazed window to front, feature fire place with electric fire, laminate flooring radiator.

KITCHEN/DINER 17'7" x 8'9"

Double glazed window to rear, range of modern wall and base units, work surfaces, built in oven with micro wave/air fryer, dishwasher, space for washing machine, gas boiler, radiator, double glazed French doors to rear garden.

LANDING

Access to loft space, storage cupboard. radiator.

BEDROOM ONE 12'11" x 10'3"

Double glazed window to front, radiator.

BEDROOM TWO 10'8" x 9'4"

Double glazed window to rear, radiator.

BEDROOM THREE 8'3" x 7'6"

Double glazed window to front, built in double door cupboard, radiator.

BATHROOM

Double glazed window to rear, modern suite of bath with shower over, vanity wash hand basin, W/C, inset shelving, tiled walls and floor, radiator.

FRONT GARDEN

Laid to lawn,.

REAR GARDEN

Good sized rear garden laid to lawn with patio.

PARKING

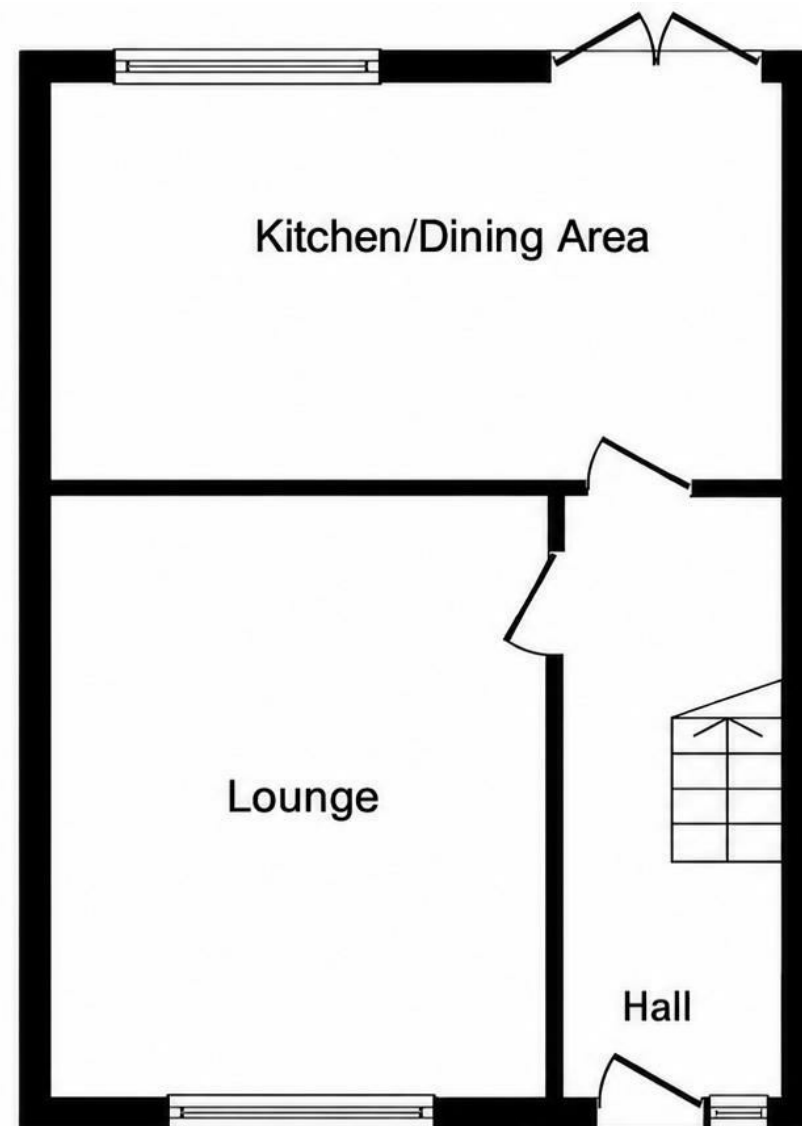
Ample Off Road Parking

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”

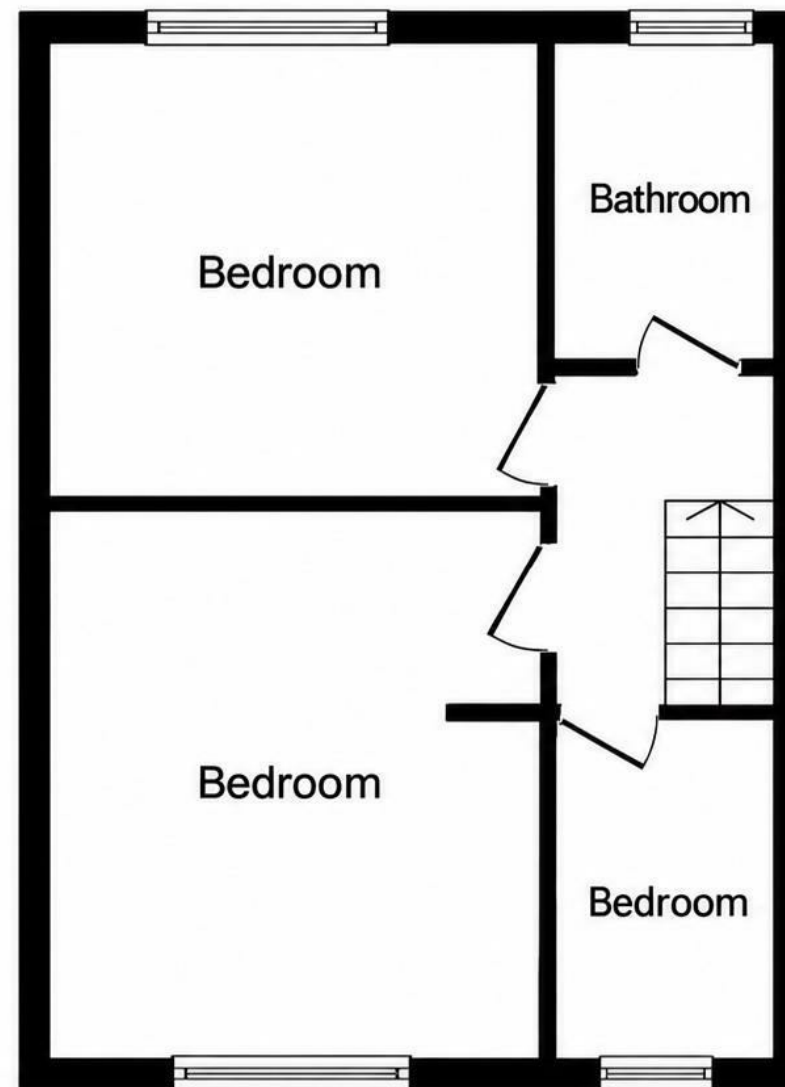
Tenure: Freehold
Council Tax Band: B

- Well Presented End Of Terrace House
- Entrance Hall
- Lounge
- Modern Fitted Kitchen/Diner
- Gas Central Heating,
- Double Glazing
- Three Bedrooms
- Family Bathroom
- Good Sized Rear Garden
- Ample Off Road Parking

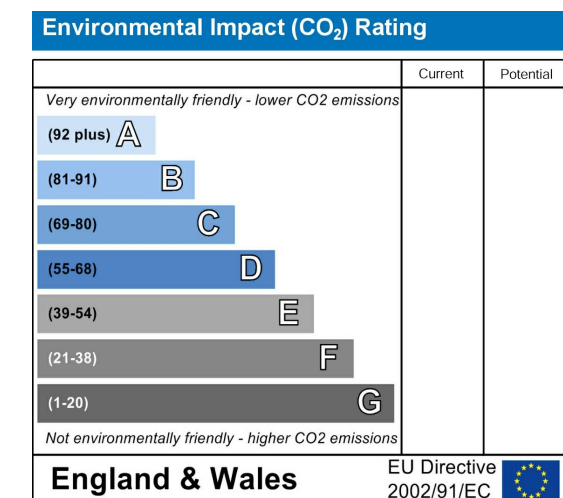
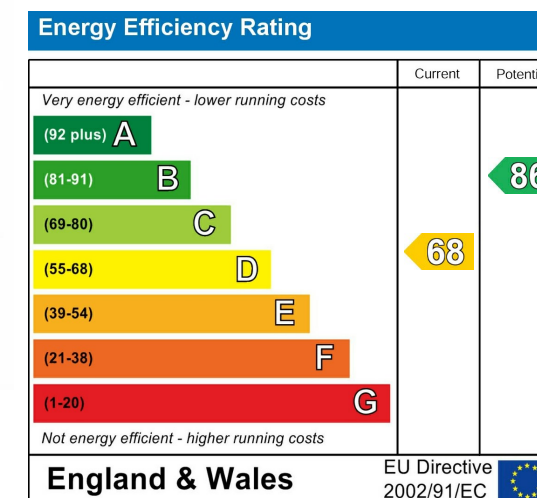


Ground Floor

Total floor area 78.0 sq. m. (840 sq. ft.) approx



First Floor



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.