



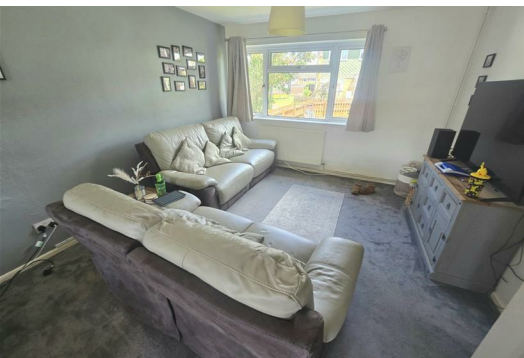
## 85 Bredon

Yate, Bristol, BS37 8TD

**£1,350**



VIEWINGS WILL TAKE PLACE MONDAY 16TH JUNE FROM 12PM TILL 1.00PM \*\*\* PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you\*\*\* Three Bedroom Terrace House, With Accommodation Comprising Of Entrance Hallway, Lounge Dining Room , Kitchen, Three Bedrooms And Bathroom On The First Floor, Double Glazing And A Gas Central Heating System, Gardens Garage And Further Off Street Parking, Available End Of July Early August.



## Hallway

Double glazed entrance door leading to the hallway, stairs to the first floor accommodation with a hand rail and small under stairs recess, radiator, power point.

## Lounge Area 11'10" x 11'1" (3.62m x 3.39m )

Double glazed window overlooking the front, radiator, power points, opening to:

## Dining Area 10'2" x 12'7" (3.10m x 3.85m )

Double glazed door and double glazed window to the rear, radiator, power points.

## Kitchen 7'4" x 12'4" (2.24m x 3.76m )

Selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, single drainer stainless steel sink unit with tiled splash backs, space for fridge and space for washing machine.

## Landing

Access to the loft space, cupboard which houses the Vailant boiler.

## Bedroom 1 10'2" x 12'11" (3.11m x 3.94m )

Double glazed window to the front, radiator, power point.

## Bedroom 2 9'2" x 10'7" (2.81m x 3.25m )

Double glazed window to the rear, radiator, power point.

## Bedroom 3 7'5" x 8'3" (2.27m x 2.52m )

Double glazed window to the front, radiator, power point.

## Bathroom 8'5" x 5'6" (2.59m x 1.69m )

Obscure double glazed window, radiator and further electric towel rail heater, enclosed wash hand basin, WC, bath with shower over, tiled splash backs.

## Gardens Front And Rear

Mainly laid to lawn.

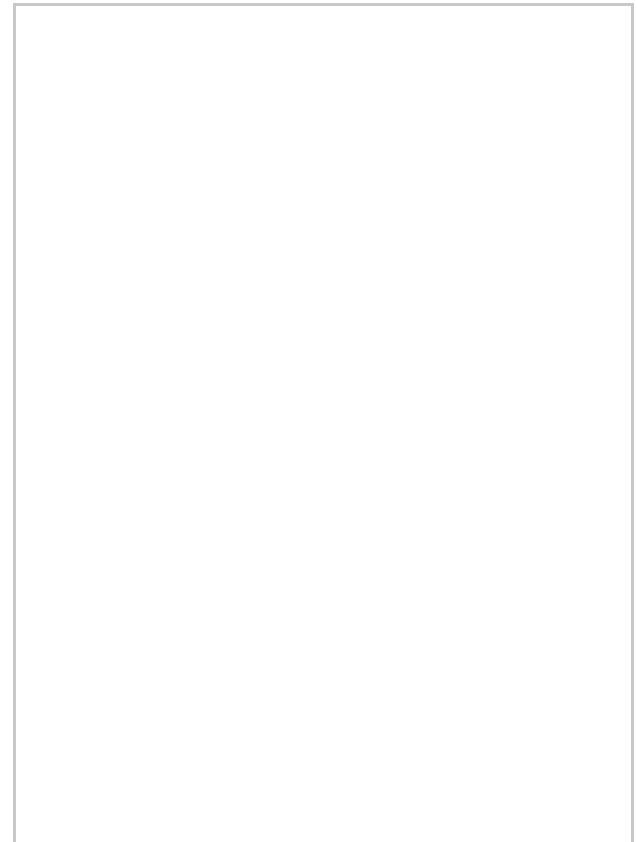
## Garage

With personal door leading to the rear garden, additional parking to the side.

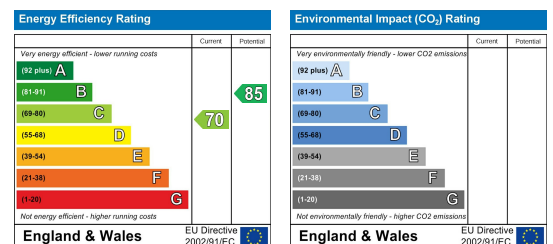
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.