



## 105 Blaisdon, Yate, Bristol, BS37 8TW

- Terraced House
- 3 Bedrooms
- Gas Central Heating
- South Facing Garden
- Viewing Advised
- Open Plan Lounge/Kitchen/Diner
- Bathroom with Separate Shower
  - Double Glazing
- Garage with Parking 3 Vehicles

**Asking Price £275,000**

**HUNTERS®**

HERE TO GET *you* THERE



This delightful terraced house offers a perfect blend of modern living and comfort. Spanning an impressive 861 square feet, this property has been thoughtfully renovated in 2020, ensuring an open and contemporary feel throughout.

Upon entering, you are greeted by an entrance hallway that seamlessly connects the open plan lounge, dining, and kitchen areas. This layout is ideal for both entertaining guests and enjoying family time. The ground floor is bathed in natural light, thanks to the newly installed windows, creating a warm and welcoming atmosphere.

The first floor boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. The white bathroom features a separate shower cubicle, offering both style and convenience. With gas central heating and double glazing, comfort is assured all year round.

Outside, the property features a southerly facing rear garden, perfect for enjoying sunny afternoons. The parking area accommodates up to three vehicles, complemented by a single garage for additional storage or parking needs. The front garden presents an open green outlook, enhancing the overall appeal of this lovely home.

Situated just off the popular Shire Way, this terraced house is ideally located for easy access to local amenities and transport links. Whether you are a first-time buyer or looking for a family home, this property is a wonderful opportunity not to be missed.



Double glazed door with matching double glazed side panel into

### ENTRANCE HALLWAY

Stairs to 1st floor with cupboard under, radiator, door into kitchen and door into

### OPEN PLAN LOUNGE/DINER/KITCHEN

23'11" max x 17'11"- 9'6"

Lounge/Diner Area

Double glazed window to the front, TV point, two radiators, double glazed French doors to the rear, wood effect flooring.

Kitchen Area

Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, space for electric oven with splash back, spaces for fridge freezer and plumbing for washing machine, tiled flooring, door opening to the hallway.

### FIRST FLOOR LANDING

Access to part boarded loft space, airing cupboard housing gas boiler with shelving, doors into

### BEDROOM ONE

13'1" x 10'7"

Double glazed window to the front, radiator.

### BEDROOM TWO

10'8" x 9'3"

Double glazed window to the rear, radiator.

### BEDROOM THREE

8'9" x 7'7" max

Double glazed window to the front, built in storage, radiator.

### BATHROOM

8'4" x 5'6"

Double glazed window to the rear, white suite comprising paneled bath shower extension to mixer tap, separate shower cubicle, WC, pedestal wash hand basin, part tiled walls, heated towel rail.

### OUTSIDE

The front garden is laid to lawn with pathway leading to the front door and open outlook.

The southerly facing enclosed rear garden is laid to lawn with patio area, garden shed, outside electric and water tap, with hard standing parking space leading to double gates to rear.

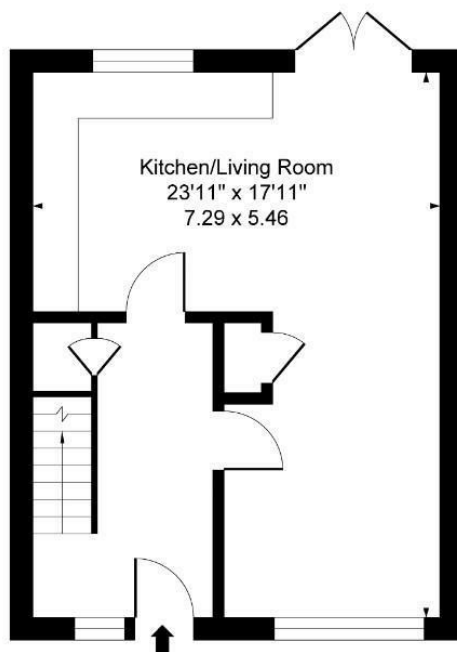
### GARAGE

The is a single garage with up and over door, light and power with additional parking spaces for two further vehicles to the front.

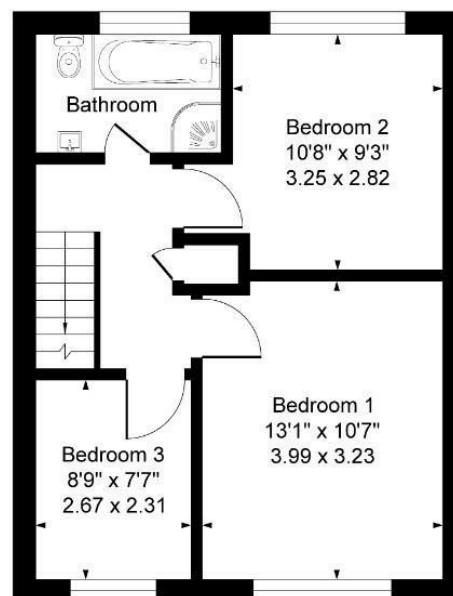
### AGENTS NOTE

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105 Blaison  
Approximate Gross Internal Area  
79.60 sq m / 857 sq ft  
( CH = Ceiling Heights)



**Ground Floor**  
Approx. 39.8 sq. metres




**First Floor**  
Approx. 39.8 sq. metres

## 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

**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

## 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.



80-82 Station Road, Yate, Bristol, BS37 4PH  
Tel: 01454 313575 Email:  
yate@hunters.com <https://www.hunters.com>