







136 Milton Road, Yate, Bristol, BS37 5ET

- Spacious Semi Detached House
- Dining Room
- Boot Room & Cloakroom
- 3 Bedrooms
- Part Converted Garage & Parking
- Lounge
- Fitted Kitchen
- Garden Room
- Bathroom
- Good Sized Garden

£294,000

HUNTERS®
HERE TO GET *you* THERE

Situated within Milton Road in the charming town of Yate, Bristol, this spacious semi-detached house with good sized rear garden presents an excellent opportunity for families and investors alike. Spanning an impressive 914 square feet, the property was , built between 1950 and 1959. Upon entering, you are welcomed by a spacious entrance porch and hallway that leads to two reception rooms. The lounge offers a comfortable space for relaxation, while the dining room can be used for family gatherings and entertaining guests. The modern kitchen is well-equipped and flows seamlessly into a garden room, providing a lovely view of the generous enclosed rear garden. Additionally, the ground floor features a practical boot room and a cloakroom, enhancing the functionality of the home. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. The modern white family bathroom caters to the needs of a busy house hold. This property is further enhanced by gas central heating and double glazing, ensuring warmth and comfort throughout the year. The driveway provides off-street parking for multiple vehicles, leading to a currently part petitioned garage that offers additional storage. With the appealing features of this semi-detached house we advise scheduling a viewing to fully appreciate the potential this home has to offer.










Porch
Double glazed French doors, further door with glazed side panels into

Entrance Hall
Stairs to 1st floor, storage cupboard with gas boiler, radiator, wood effect flooring, doors into

Lounge
13'7" x 12'
Double glazed window to the front, electric fire, wood effect flooring, radiator.

Dining Room
11'6" x 10'6"
Double glazed French doors to the garden room, radiator, tiled flooring,

Kitchen
14'6" x 7'2"
Double glazed window to the side, range of wall and base units with work surface over, stainless steel sink unit, built in electric cooker, and hob with cooker hood over, spaces for washing machine, tumble dryer, and undercounter fridge, radiator, doors to boot room and door into garden room.

Boot Room
5'10" x 4'8"
Double glazed window to the rear, tiled flooring, radiator, door into

Cloakroom
Double glazed window to the side, WC, wash hand basin, tiled flooring, radiator.

Garden Room
5'11"" x 5'8"
Double glazed French doors to the rear garden, double glazed window to the side, tiled flooring, radiator.

First Floor Landing
Access to boarded loft space with two double glazed Velux windows and radiator with ladder and light, double glazed window to the side, radiator, doors into

Bedroom One
14' x 10'6"
Double glazed window to the front, radiator.

Bedroom Two
11'1" x 10'7" max
Double glazed window to the rear, built in cupboard, radiator.

Bedroom Three
9' x 7'7"
Double glazed window to the front, radiator, access to loft space with ladder.

Bathroom
Double glazed window to the rear, white suite comprising panelled bath with shower over, WC, vanity wash hand basin, heated towel rail, tiled walls and flooring.

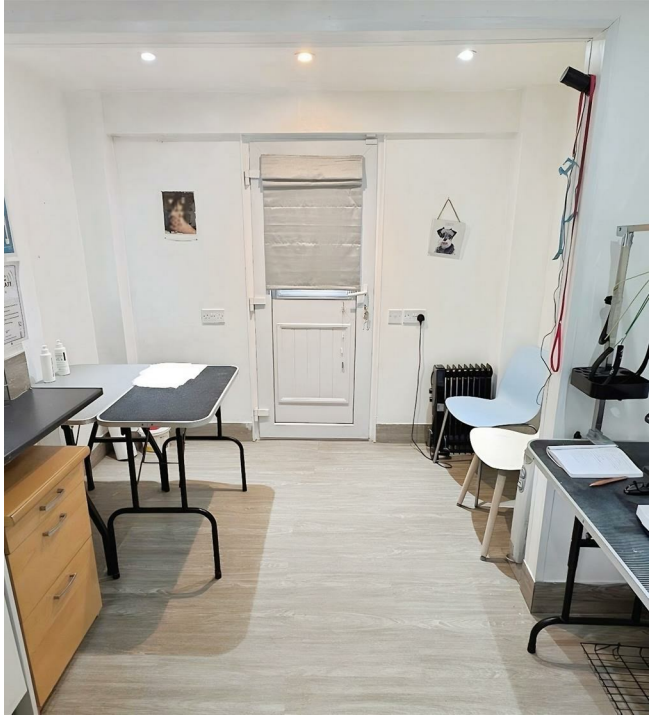
Outside
The front is laid to patio.
The enclosed larger than average rear garden is laid to patio area, pergola area, garden pond, shed, outside tap, raised flower borders and courtesy door into the garage. There is gated access to the side of the property and further gated lawn garden with garden shed and summerhouse with further decked area with pergola over.

Garage (Currently converted)
There is a double glazed door to the front currently providing an office space 9'10" x 9'3" with glazed window to the side, light and power with a door into small workshop area 9' 10" x 9'5" with glazed window to the rear and side with light and power.

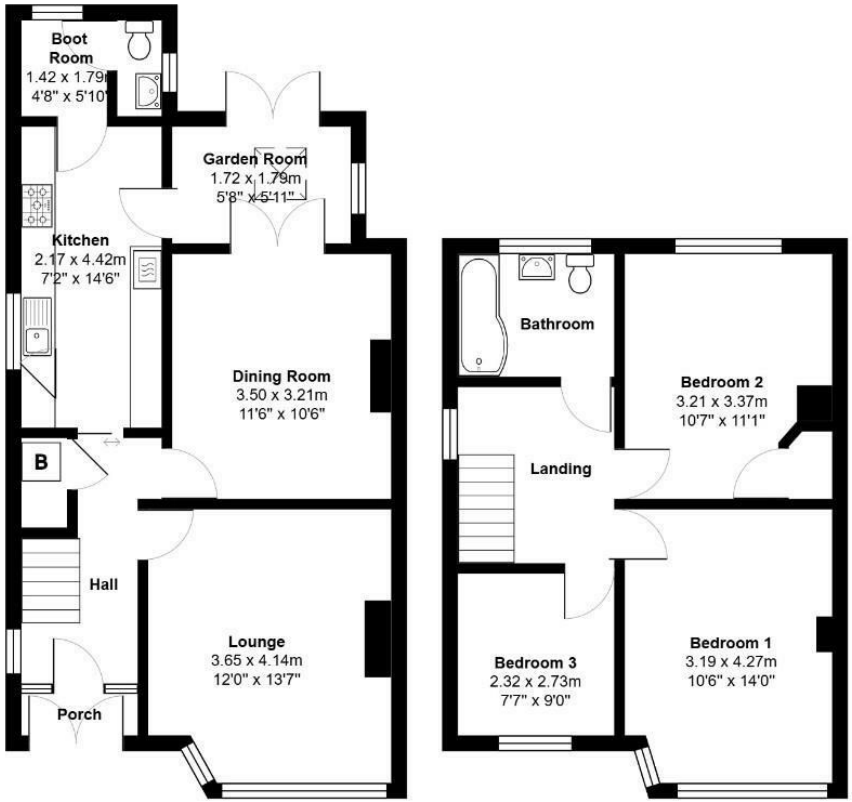
Driveway
There is a driveway to the front of the converted garage providing off street parking for multiple vehicles.

Agents Note
The property has leased solar panels.

“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’’







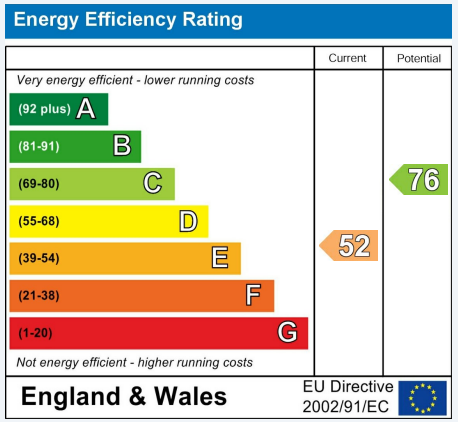
Area: 55.8 m² ... 601 ft²

Area: 43.2 m² ... 465 ft²

Total Area: 99.0 m² ... 1066 ft²

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.



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.

The Property Ombudsman

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