

for sale

£295,000 Freehold



Home Orchard Yate Bristol BS37 5XG

Stylish MID-TERRACED HOME with a MODERN KITCHEN, cosy lounge and PRIVATE GARDEN. Offering THREE BEDROOMS, a CONTEMPORARY BATHROOM and MOVE-IN READY accommodation, this property is ideal for FIRST-TIME BUYERS, families or investors.

- Energy Rating: C
- MOVE-IN READY
- WALKING DISTANCE TO SCHOOLS!
- MODERN FITTED KITCHEN
- BUILT IN WARDROBES FOR 2

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Radiator, Double Glazed Door, Storage Unit, Access to first floor, Kitchen and Lounge.

Lounge 15' x 9' 8" (4.57m x 2.95m)

Double Glazed Windows, Radiator. Double Glazed doors leading to Garden.

Kitchen 15' x 10' 1" (4.57m x 3.07m)

Double glazed windows, Built in Induction Hob, Oven, Microwave, Integrated dishwasher and fridge/freezer, Radiators,

Double Glazed door to Garden.

Landing

Access to Bathroom, Bedrooms 1,2 and 3. Radiator, Double Glazed Window, Wooden Landing.

Bedroom 1 11' 5" x 8' 6" (3.48m x 2.59m)

Double Glazed Window, Built in Wardrobe, Radiator

Bedrooms 2 9' 7" x 6' 2" (2.92m x 1.88m)

Double Glazed Window, Radiator, Built in Storage.

Bedroom 3 8' 8" x 6' 5" (2.64m x 1.96m)

Double Glazed Window, Radiator

Bathroom 7' x 6' 3" (2.13m x 1.91m)

Double Glazed Window, Towel Radiator, Pedestal Toilet, Hand Wash basin, Bath with Overhead shower, Shaver Outlet

Garden

Front Tile Patio, Grass Lawn with stepping tiles to back gate, Back shed, Access to both Lounge and Kitchen from Patio.





To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

Property Ref: YAT308486 - 0020

Tenure:Freehold EPC Rating: C

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk