



3A Stanshawe Crescent, Yate, Bristol

- End of Terrace House
 - Lounge
 - Cloakroom
- Modern White Bathroom
- Gardens Garage & Parking
- Built 2006
- Kitchen/Diner
- Three Bedrooms
- Gas Central Heating Double Glazed
- No Upward Chain

£300,000

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HERE TO GET *you* THERE

Situated in Stanshawe Crescent in Yate, Bristol, this charming end-terrace house presents an excellent opportunity for both first-time buyers and families alike. Built in 2006, the property boasts a well-thought-out layout, offering a comfortable living space of 775 square feet.



Upon entering, you are greeted by an entrance hallway with a cloakroom that leads into a lounge, perfect for relaxation or entertaining guests. The modern kitchen/diner is a highlight of the ground floor, providing a bright and airy space for family meals and gatherings.

The first floor features two generously sized double bedrooms, ideal for restful nights, along with a contemporary white bathroom that caters to all your needs. A staircase leads to a further loft bedroom, which can serve as a private retreat or a versatile space for various uses.



This property is equipped with gas central heating and double glazing, ensuring warmth and comfort throughout the year. Outside, you will find well-maintained gardens to the front, side, and rear, providing ample space for outdoor activities or simply enjoying the fresh air. Additionally, there is a useful outbuilding that can be transformed into a home office or studio, catering to the demands of modern living.



For those with vehicles, the property has a single garage in a nearby block and includes a block-paved parking space that accommodates two cars, adding to the convenience of this lovely home. Situated within walking distance of the town centre, you will have easy access to local amenities, shops, and transport links.



With no onward chain, this delightful property is ready for you to move in and make it your own. Don't miss the chance to view this wonderful home in a sought-after location.



Entrance Hall

Double glazed door, ceiling spotlight, doors into kitchen, lounge and door into

Cloakroom

White WC with basin in cistern with splash back and mixer tap, ceiling spotlight.

Lounge

14' x 12'3"

Double glazed window to the front, radiator, stairs to 1st floor.

Kitchen/Diner

17'6" x 12'3"

Double glazed window to the side, double glazed French doors with matching double glazed panels, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap over, built in electric double oven, microwave and hob with extractor hood over, integrated appliances to include, fridge/freezer, dishwasher and washing machine, radiator, ceiling spotlights and under counter lighting, space for table and chairs.

First Floor Landing

Double glazed window to the side, door with stairs leading to 2nd floor, and further doors into

Bedroom One

14'7" x 12'3"

Double glazed window to the rear, built in wardrobes with matching drawers, radiator, feature beam ceiling with spotlights.

Bedroom Two

12'3" x 8'8"

Double glazed window to the front, radiator.

Bathroom

7'7" x 4'9"

White suite comprising, panelled bath with rainshower over, vanity wash hand basin with drawers under, WC, heated towel rail, part tiled walls, wood effect flooring, extractor fan.

Second Floor Landing

Bedroom Three

16'9 x 11'4" - 9'5"

Double glazed Velux window to the rear, radiator, wall mounted gas boiler, feature beam ceiling (reduced head height, eaves storage cupboards to both sides.

Outside

The enclosed front garden is laid to stones with gated access.

The enclosed low maintenance rear garden is laid to artificial grass, patio and stones, tree, outside tap and outside lights, Out building 11'1" x 5'7" with double glazed door and double glazed window to the rear with electrics and lighting, gated access leading to parking.

Garage

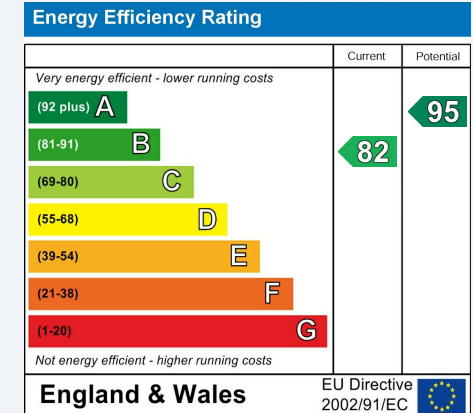
There is block paved parking to the rear of the property for two vehicles, and single garage in near by block.

Agents Note

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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.

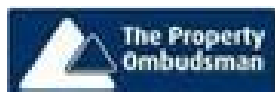


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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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.



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