HUNTERS®
HERE TO GET *you* THERE

Sutherland Avenue, Yate, BS37

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Yate,
BS37

£215,000

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This mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 548 square feet, the property features a well-designed layout that includes a welcoming reception room, two bedrooms, and a modern bathroom, making it an ideal choice for small families or first-time buyers. This home offers a warm and homely feel. The lounge provides a cosy space for relaxation, while the kitchen overlooks the front garden. The property is enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find a lovely garden, perfect for enjoying the fresh air or entertaining guests. Additionally, the property includes a garage, providing valuable storage space or parking options. With no onward chain, this home is ready for you to move in and make it your own without delay. No Chain!

ENTRANCE HALL
Double glazed door to front, stairs to 1st floor with storage cupboard, radiator.

LOUNGE/DINER 13'3" max - 12'1" x 12'0"
Double glazed window to rear, radiator, double glazed door to rear garden.

KITCHEN 8'10" x 5'9"
Double glazed window to front, range of modern wall and base units, work surfaces, stainless steel sink drainer with mixer tap, space for cooker, extractor hood, space for washing machine.

LANDING
Access to loft space.

BEDROOM ONE 12'1" x 8'2"
Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM TWO 8'11" x 7'8"
Double glazed window to front, built in wardrobe, cupboard housing gas boiler, radiator.

BATHROOM
Bath with shower over, vanity wash hand basin, W/C, extractor fan, tiled walls, heated towel rail.

FRONT GARDEN
Laid to lawn.

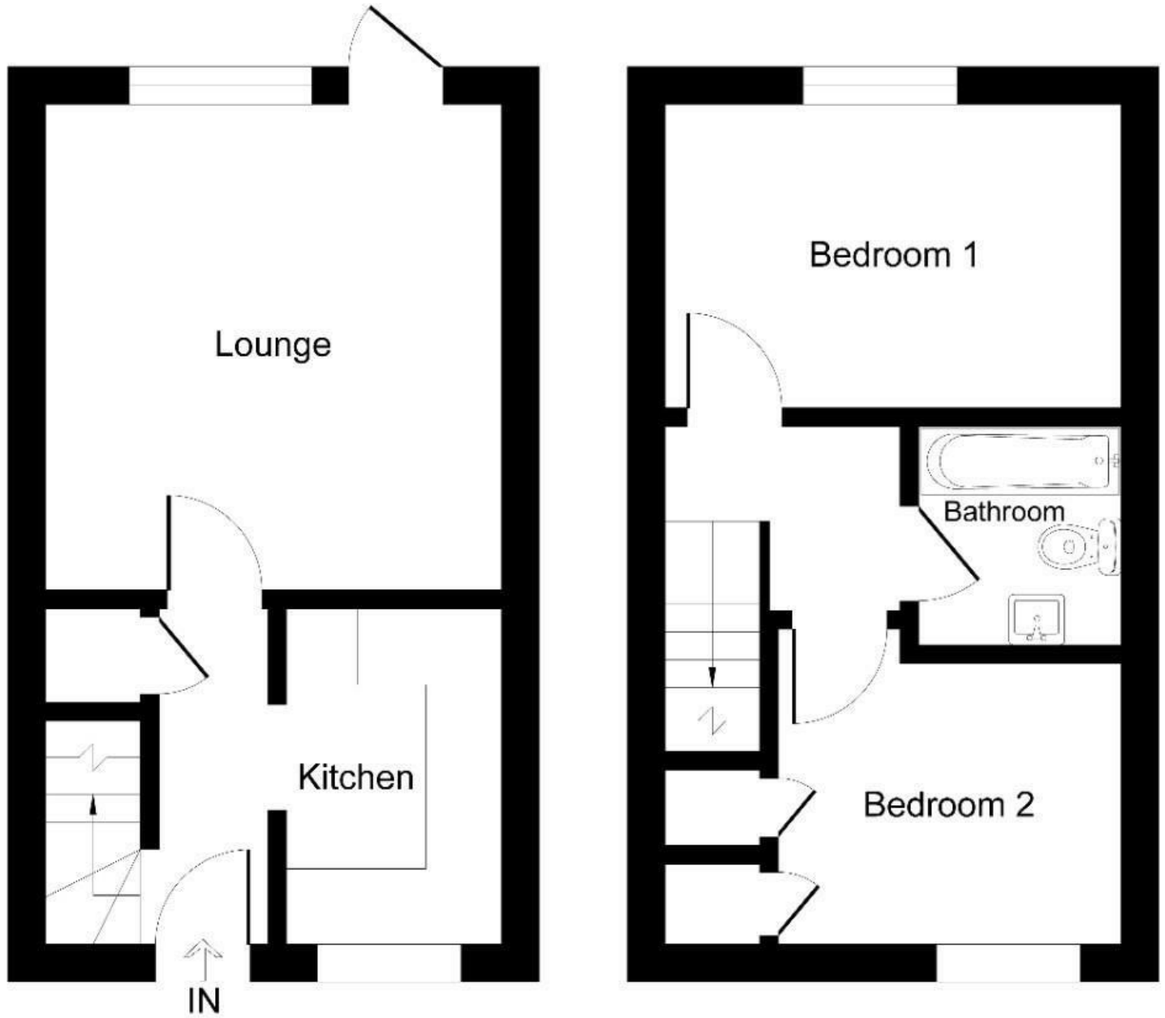
REAR GARDEN
Mainly laid to lawn, patio, shed and rear garden gate.

GARAGE
Single up and over door in a block and hardstanding (Please not the garage door is currently unoperational.

Agents Note
“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’’

46 Sutherland Avenue

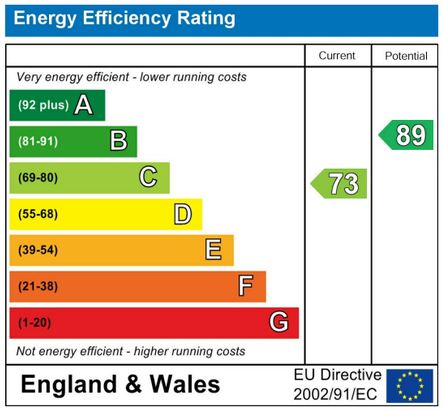
Tenure: Freehold
Council Tax Band: B

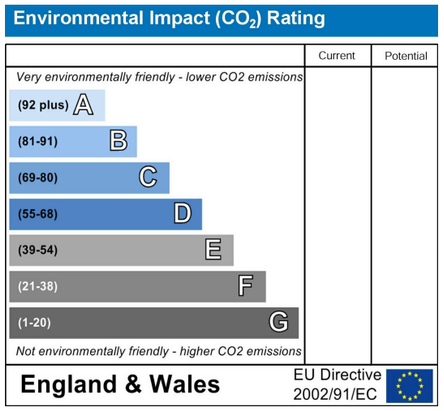


Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

- Mid Terrace House
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Garage
- No Chain





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.

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