HUNTERS®

HERE TO GET *you* THERE



Badgeworth

Yate, Bristol, BS37 8YH

Guide Price £300,000

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Hunters Estate Agents are delighted to bring to the market this attractive and well-presented three-bedroom semi-detached family home, ideally situated within a popular and peaceful cul-de-sac location just off Shire Way. Offering well-proportioned accommodation throughout, this property would make an ideal home for families and first-time buyers alike.

The ground floor comprises a welcoming entrance porch, a comfortable lounge and a spacious kitchen/dining room, providing an excellent space for everyday family living and entertaining. To the first floor are three bedrooms and a modern family bathroom. Externally, the property benefits from both front and rear gardens, together with the added advantage of a larger than average sized garage and off-street parking. Further benefits include UPVC double glazing and gas central heating.







PORCH
UPVC double glazed window & door.

LOUNGE 17'11" x 11'7" (5.48m x 3.54m)
UPVC double glazed window to front, stairs to first floor, phone point and ceiling coving.

KITCHEN/DINING ROOM 17'11" x 11'9" (5.48m x 3.59m)
Good range of wall, floor & drawer kitchen units, work surface, stainless steel sink with mixer tap, built-in Neff oven, Neff induction hob, Neff microwave & slimline dishwasher, space for fridge/freezer & washing machine, splashback tiling, tiled flooring, storage cupboard, UPVC double glazed windows & sliding door to rear garden, wall-mounted Worcester combination boiler and space for table & chairs.

FIRST FLOOR LANDING
Shelved storage cupboard and access to loft space. The loft is part-boarded, insulated and has lighting.

BEDROOM ONE 12'8" x 11'5" (3.88m x 3.50m)
UPVC double glazed window to front and a radiator.

BEDROOM TWO 10'8" x 8'4" (3.26m x 2.55m)
UPVC double glazed window to rear and a radiator.

BEDROOM THREE 7'10" x 7'3" (2.39m x 2.21m)
UPVC double glazed window to front and a radiator.

BATHROOM 8'2" x 6'3" (2.51m x 1.91m)
Low level WC, large vanity sink with mixer tap, panelled bath with mixer tap & shower hose, rain shower off mains, shower glass, shower niche, tiled throughout, heated towel rail, heated mirror with lighting & shaver point, laminate flooring and UPVC double glazed & frosted window to rear.

EXTERIOR
The rear garden is mainly laid to lawn & patio, Further benefits include stone chippings area, outside lighting, outside tap, gated side access to front and bin store area.

The front is laid to lawn with hedge/fence borders.

LARGE THAN AVERAGE SIZED GARAGE 16'11" x 16'10" (5.17m x 5.15m)
Electric roller door, power, lighting and UPVC door.
Please note that there is no building regulations for when the garage was extended 20+ years ago.

OFF-STREET PARKING
Hardstanding parking at the front for 1 vehicles & in front the double garage for a further vehicle. There is a EV Charger & a power socket.

TENURE
The property is freehold.

COUNCIL TAX BAND
The council tax band is B.

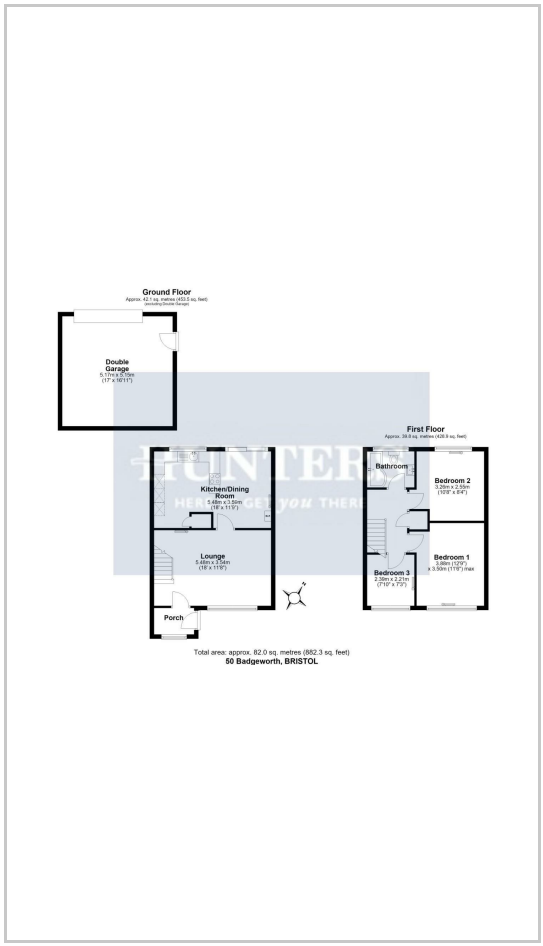
AGENT NOTES
In accordance with Section 21 of The Estate Agents Act 1979, please note that the vendors of this property are a connected person as defined by this act and is a person associated with Hunters franchising.

AML
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'

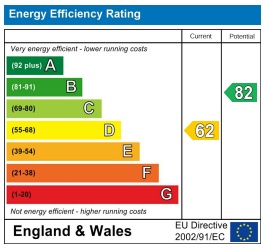
Area Map

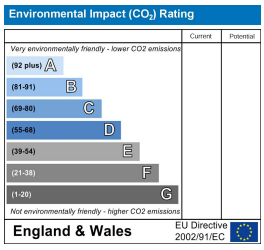


Floor Plans



Energy Efficiency Graph





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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