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Kingscote, Bristol, BS37 8YG

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Bristol,
BS37 8YG

£260,000

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Situated in Kingscote, Yate, Bristol, this mid-terrace house offers a perfect blend of comfort and convenience. Built in 1977, the property boasts a well-designed layout that is ideal for families or those seeking a spacious home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The kitchen diner provides ample space for family meals and gatherings. The property features three bedrooms, ensuring plenty of room for everyone. The modern wet room adds a touch of luxury and practicality, catering to the needs of a busy household.

This home is equipped with double glazing throughout, ensuring warmth and energy efficiency, while the gas central heating system provides comfort during the cooler months. Outside, you will find a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the property offers parking along with garage parking.

Kingscote is a desirable location, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. This three-bedroom mid-terrace house is a wonderful opportunity for anyone seeking a comfortable and practical home in a sought-after area. Don’t miss your chance to make this property your own.

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Double glazed door with matching double glazed side units opening into

Hallway
Stairs to 1st floor with cupboards under, radiator, sliding door with further storage area, door into

Lounge 15'3" x 11'7"
Double glazed full length window to the front, TV point, feature fireplace with wooden surround, radiator.

Kitchen/Diner 17'11" x 8'9"
Double glazed window, double glazed door with matching double glazed side panel to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit, space for electric cooker with stainless steel splash back, plumbing for washing machine, spaces for tumble dryer, fridge/freezer table and chairs, tiled flooring.

First Floor Landing
Access to loft space, airing cupboard housing gas boiler, doors into

Bedroom One 12'11" x 10'2"
Double glazed window to the front, radiator.

Bedroom Two 11'6" x 10'9"
Double glazed window to the rear, radiator.

Bedroom Three 8'2" x 7'5" max
Double glazed window to the front.

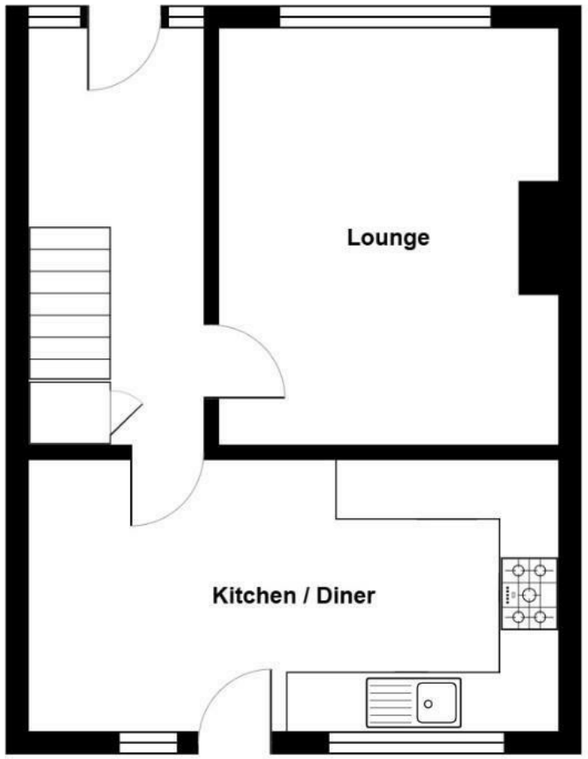
Wet Room 8'6" x 5'4"
Two double glazed windows to the rear, white suite comprising, WC, wash hand basin, walk in shower, tiled walls, heated towel, extractor fan.

Outside
The front garden is laid to lawn with small trees, hedge border and pathway leading to the front door.
The enclosed rear garden is laid to lawn, patio area with wooden canopy area, pathway leading to gated access to the rear, outside tap.

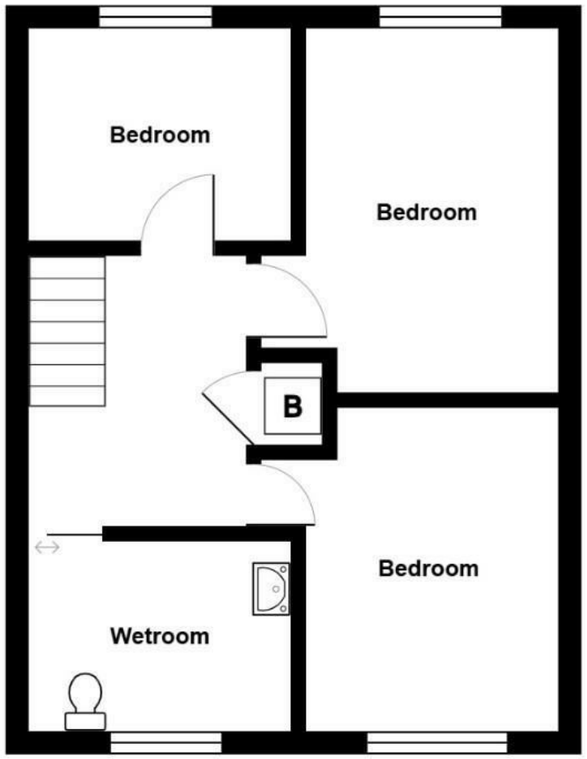
Garage
There is a single garage up and over door, light and power, with parking space to the side of the garage.

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’’

Tenure: Freehold
Council Tax Band: B

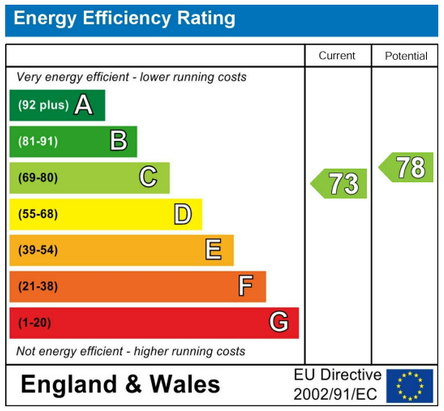


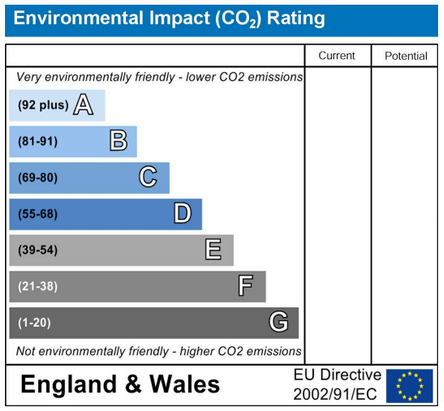
Area: 39.8 m² ... 428 ft²



Area: 39.8 m² ... 428 ft²

- Mid Terrace
- Hallway
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- White Wet Room
- Double Glazing
- Gas Central Heating
- Gardens to Front & Rear
- Garage & Parking





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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