

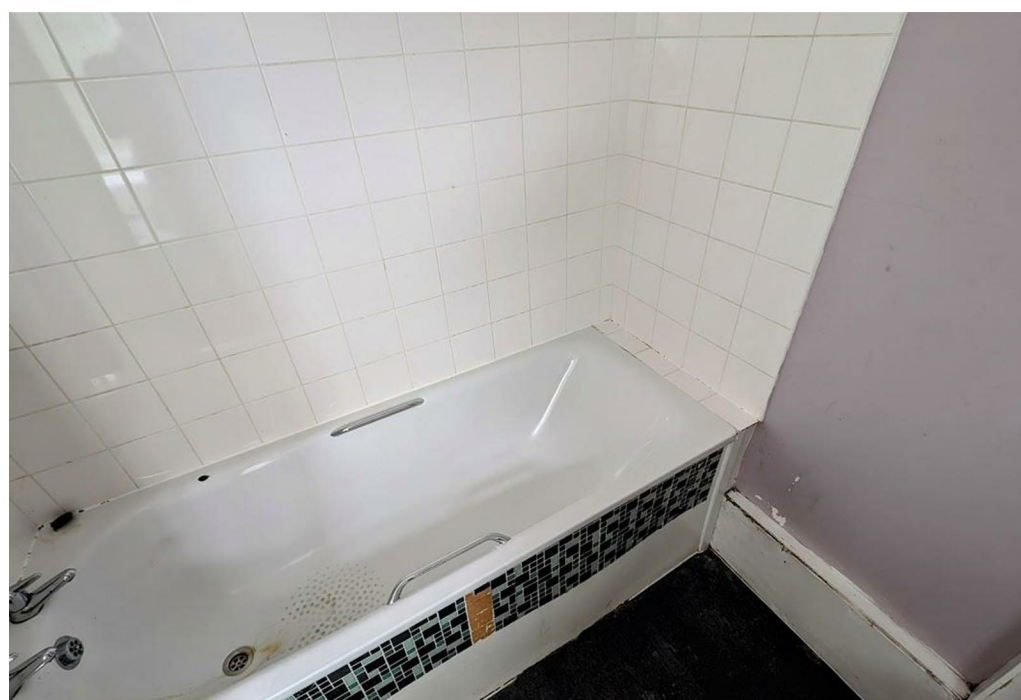
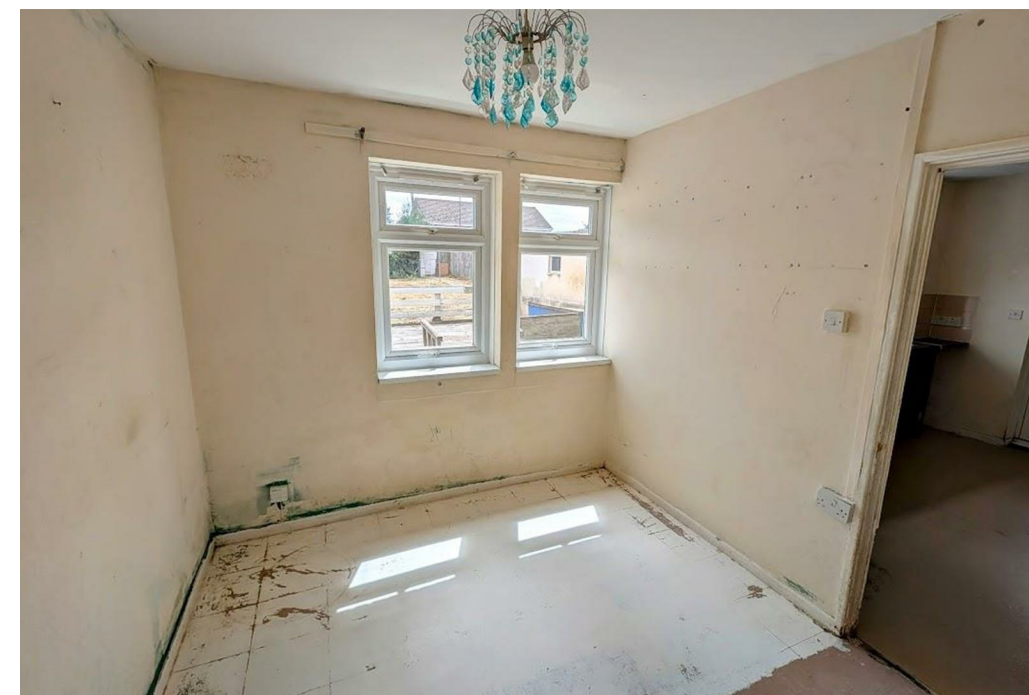


# Orchard Close Yate BS37

£225,000

 3  1  2  D

**CASH BUYERS ONLY** This semi-detached house in need of modernisation offers an entrance hall that leads to the lounge that offers a comfortable setting for relaxation, while the dining area provides an excellent space for entertaining guests or enjoying family meals across from the kitchen. On the first floor is a bathroom a bathroom and three bedrooms. Further benefits are gas central heating and double glazing. Outside, the good-sized gardens offer a delightful space for outdoor activities, gardening, or simply unwinding in the fresh air. This home is a blank canvas, ready for your personal touch and vision and is situated within walking distance to Yate Shopping Centre. This is an opportunity for those looking to invest in a property with great potential. Whether you are a first-time buyer or seeking a project to make your own, this semi-detached house is certainly worth considering. Sold As Seen.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Stairs to first floor, radiator.

LOUNGE 14'4" x 9'11"

Double glazed window to front, radiator.

DINING AREA 9'4" x 8'7"

Double glazed window to rear, radiator.

KITCHEN 11'11" x 10'11"

Double glazed window to rear, base units, sink, Valliant gas boiler double glazed door to rear garden.

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE 14'3" x 9'5"

Double glazed window to rear, radiator.

BEDROOM TWO 10'11" x 10'0"

Double glazed window to front, radiator.

BEDROOM THREE 9'9" x 7'0"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, bath with shower over, pedestal wash hand basin, W/C.

FRONT GARDEN

Laid to lawn, bushes, trees and hardstanding.

REAR GARDEN

Laid to lawn, decking, trees, bushes, outbuilding.

Agents Note 1

This property is sold as seen.

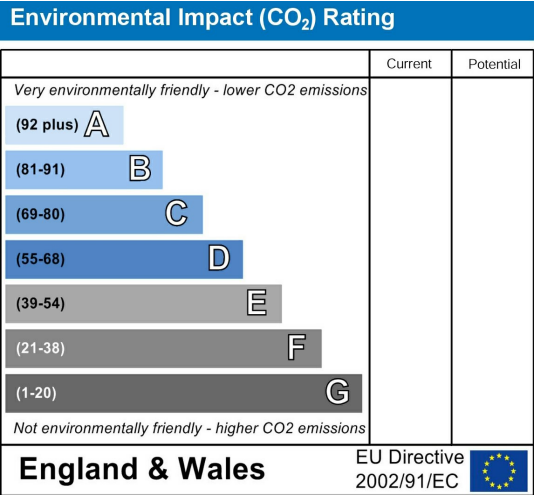
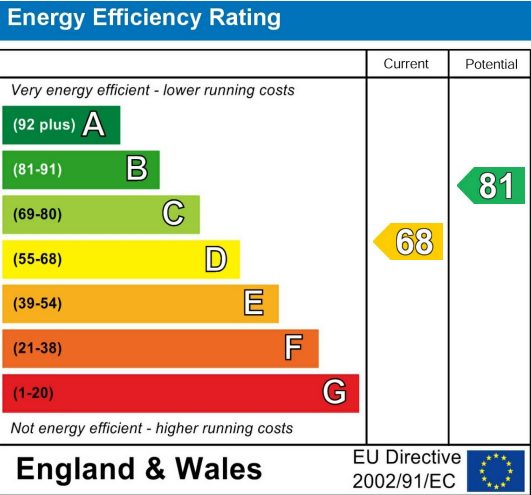
Agents Note 2

“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: A

- Semi Detached House
- Entrance Hall
- Lounge
- Dining Area
- Kitchen
- Bathroom
- Gas Central Heating, Double Glazing
- Good Sized Garden
- Walking Distance to Yate Shopping Centre
- No Chain CASH BUYERS ONLY



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.