99 Woodchester, Yate, Bristol

- No Upward Chain
- In Need Of Modernising
- 2nd Reception Room
- 2 Wet Rooms
- Gardens to Front, Side & Rear
- Extended End of Terrace
- Lounge
- 3 Bedrooms
- Garage & 2 Parking Spaces
- Viewing Strongly Advised

£265,000

HUNTERS®

HERE TO GET *you* THERE

Situated in the cul de sac position of Woodchester, Yate, Bristol, this end terrace house presents a wonderful opportunity for those looking to create their dream home. With a generous layout, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The three well-proportioned bedrooms provide ample space for a growing family or for those who desire extra room for guests or a home office.

The property features two convenient wet rooms, catering to modern living needs. While the house is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. Importantly, there is no upward chain, allowing for a smooth and straightforward purchasing process.

Outside, the property is complemented by a garage and separate parking spaces on either side, ensuring ample parking for residents and visitors alike. The gardens to the front, side, and rear of the property provide delightful outdoor spaces for relaxation, gardening, or play.

Given its potential and desirable location, we highly recommend viewing this property to fully appreciate what it has to offer. Whether you are a first-time buyer or looking to invest, this house in Woodchester is a promising opportunity waiting to be transformed into a beautiful home.

Entrance Hallway
Part glazed door, radiator, stairs to 1st floor with storage cupboard under and further storage cupboard housing boiler, doors into

Lounge
18'3" x 11'6"
Glazed window to the front, radiator, door into

Reception Two
12'11" x 9'5" - 10'11"
Double glazed door to the side and two double glazed windows to both sides of the property, radiator, door into

Wet Room
11' x 4'10"
Double glazed window to the rear, electric shower, WC, wash hand basin, part tiled walls, radiator.

Kitchen
8'9" x 8'
Double glazed door and window to the rear, range of wall, drawer and base units work surface over, sink, spaces for oven with extractor fan over, spaces for washing machine and fridge/freezer, breakfast bar.

First Floor Landing
Access to loft space, airing cupboard housing hot water tank, doors into

Bedroom One
13'1" x 10'2"
Glazed window to the front, radiator, built in wardrobes to one wall.

Bedroom Two
10'6" x 9'1"
Double glazed window to the rear, radiator.

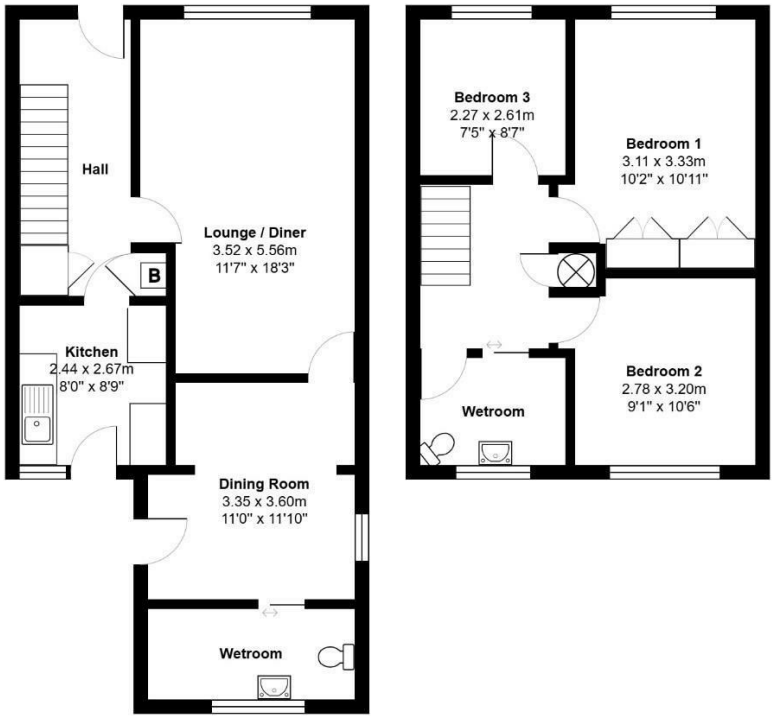
Bedroom Three
8'6" x 7'5" max
Glazed window to the front, radiator.

Wet Room
8'5" x 5'5"
Double glazed window to the rear, electric shower, WC, wash hand basin, radiator, tiled walls.

Outside
The front is screened by trees and hedges laid to lawn with gated access leading the side and path to front door.
The enclosed rear and side gardens mainly loaid to lawn with mature tree, shrub borders, door access the garage and gated access to the rear.

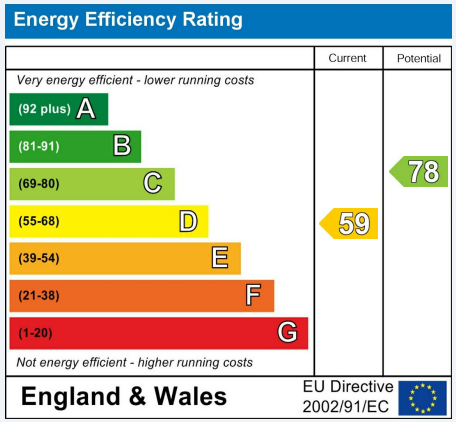
Garage
There is a single garage with up and over door with two parkings spaces either side of the garage.

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’’



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.

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.

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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The Property Ombudsman