



## 143 Littledean, Yate, Bristol, BS37 8UJ

- End of Terrace
- 3 Bedrooms
- Conservatory
- Modern White Bathroom
- Garage & Parking
- Corner Plot
- Lounge/Diner
- Kitchen
- Gardens to Front, Side & Rear
- Viewing Advised

**£300,000**

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HERE TO GET *you* THERE

Situated in Littledean, Yate, this delightful end-terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 979 square feet, the property boasts a well-thought-out layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden. The kitchen is functional and well-equipped, making it a joy to prepare meals.

The property features three generously sized bedrooms, providing ample space for relaxation and rest. The modern family bathroom is tastefully designed, catering to the needs of a busy household.

This home is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. The corner plot offers a garden to the front, side, and rear, providing a wonderful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, the property includes a garage and parking, adding to the convenience of this lovely home.

Built between 1970 and 1979, this end-terraced house combines classic charm with modern amenities, making it an excellent choice for those looking to settle in a friendly community. With its desirable location in Yate, you will find local shops, schools, and parks within easy reach, making this property a fantastic opportunity for anyone seeking a new home.



### ENTRANCE HALLWAY

Double glazed door with matching double glazed side panel, stairs to first floor with cupboard under, radiator, wood effect flooring, archway into kitchen and further archway into

### LOUNGE/DINER

23'11" max x 11'7" - 9'5"

Double glazed window to the front, TV point, two radiators, wood effect flooring, space for table and chairs, double glazed patio door to the conservatory, further door into

### KITCHEN

12'2" x 7'10"

Double glazed window to the rear, range of wall, drawer and base units with under lighting and work surface over, sink with mixer tap over, part tiled walls, built in electric double oven, electric hob with extractor fan over, spaces for under counter fridge and space for fridge/ freezer, plumbing for automatic washing machine.

### CONSERVATORY

8'4" x 7'11"

Double glazed construction on dwarf wall with poly carbonate roof, wood effect flooring, radiator, double glazed patio door to the rear garden.

### FIRST FLOOR LANDING

Access to part boarded insulated, loft space with ladder and light housing gas boiler, built in cupboard with shelving, doors into

### BEDROOM ONE

13'2" x 10'2"

Double glazed window to the front, radiator, wardrobes.

### BEDROOM TWO

10'6" x 9'3"

Double glazed window to the rear, wardrobe, radiator.

### BEDROOM THREE

8'8" x 7'5" max

Double glazed window to the front, radiator.

### BATHROOM

8'2" x 5'4"

Double glazed window to the rear, modern white suite comprising, panelled bath with rain shower over, vanity wash hand basin, concealed cistern WC with work surface over, tiled walls, heated towel rail, extractor fan.

### OUTSIDE

Walled front garden, laid to lawn with pathway leading to front door and gated access to the side garden.

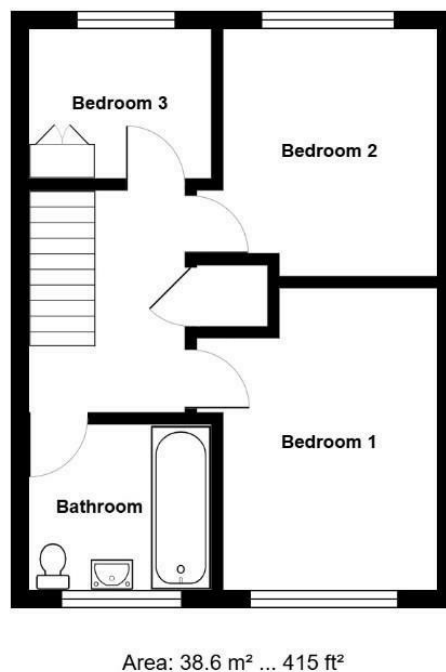
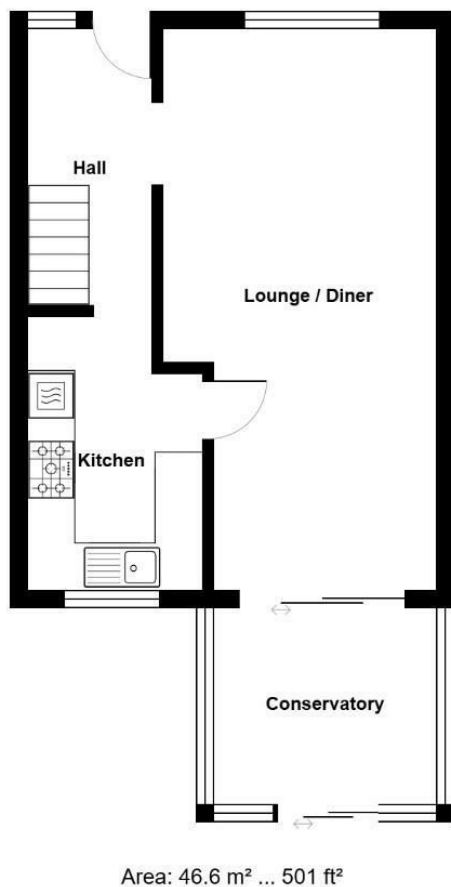
The enclosed rear garden is laid mainly to lawn with patio area, outside tap, garden shed with electric and gated access leading to both the front and rear of the property.

### GARAGE & PARKING

There is a single garage in near by block with up and over door and parking space to the front.

### 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.

### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>75</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

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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