



## 50 Lancaster Road, Yate, South Gloucestershire

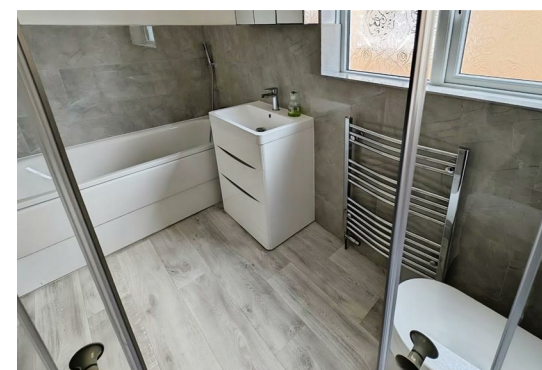
- Semi Detached House
  - Lounge
- Newly Fitted Kitchen & Utility Area
  - 3 Bedrooms
- Part Converted Garage & Parking
- Entrance Hall with Cloakroom
  - Conservatory
- Newly Fitted Bathroom
- Owned Solar Panels
- Enclosed Rear Garden

**Offers In Excess Of £350,000**

**HUNTERS®**

HERE TO GET *you* THERE

This delightful property recently renovated with its own solar panels offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an entrance hall that leads to a convenient cloakroom, a generous lounge, ideal for relaxation and entertaining, which flows seamlessly into a bright conservatory, perfect for enjoying the garden views throughout the seasons. The newly fitted kitchen is a highlight, equipped with contemporary fixtures and ample space for culinary creativity, complemented by a practical utility area that enhances functionality. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The newly fitted white four-piece bathroom is both stylish and practical, catering to the needs of modern family life. This property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The owned solar panels provide an eco-friendly energy solution, contributing to lower utility bills. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the part-converted garage offers valuable storage options and parking for two vehicles at the front, making this home both practical and convenient. In summary, this property on Lancaster Road presents an excellent opportunity for those seeking a comfortable family home in a desirable location, combining modern amenities with a welcoming atmosphere.



### Entrance Hallway

Double glazed door, stairs to first floor, (new flooring to be fitted in the next few weeks), doors into

### Cloakroom

Double glazed window to the side, white suite comprising WC, wash hand basin, part tiled walls.

### Lounge

17' x 10'11"

Double glazed window and double glazed French doors to conservatory, radiator, understairs storage cupboard, newly fitted luxury vinyl flooring, TV point.

### Conservatory

14'5" x 9'3"

Double glazed construction on dwarf wall with polycarbonate roof, radiator, newly fitted luxury vinyl flooring, double glazed French doors opening to the rear garden.

### Kitchen

10'4" x 8'8"

Double glazed window to the front, range of newly fitted wall, drawer and base units with work surface over, sink unit with mixer tap, part tiled walls, spaces for electric cooker, with extractor fan over, spaces for under counter fridge, freezer, and dishwasher, cupboard housing gas boiler, (new flooring to be fitted in the next few weeks) opening into:

### Utility Area

7'8" x 6'5"

Wall and larder cupboard with work surface over, spaces for washing machine and tumble dryer, breakfast bar with seating option under, radiator, (new flooring to be fitted in the next few weeks).

### First Floor Landing

Access to part boarded loft space with ladder and light, doors into

### Bedroom One

16'11" x 10'7"

Two double glazed windows to the front, two radiators.

### Bedroom Two

11' x 8'6"

Double glazed window to the rear, radiator, wood effect flooring.

### Bedroom Three

8'3" x 7'11"

Double glazed window to the rear, radiator, wood effect flooring.

### Bathroom

9'3" x 5'5"

Double glazed window to the side, newly fitted white suite comprising panelled bath with shower extension to mixer tap, vanity wash hand basin, WC, tiled shower cubicle, heated towel rail, part tiled walls, wood effect flooring.

### Outside

The front is laid to stones with additional hardstanding parking, providing off street parking for two vehicles, pathway to the side of the property access the entrance door, outside tap.

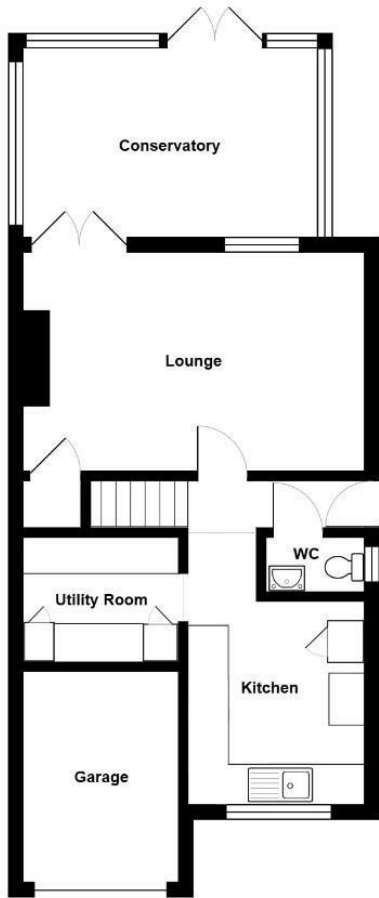
The enclosed rear garden is laid to patio with composite decking area, garden shed and gated access leading to the front.

### Part Converted Garage

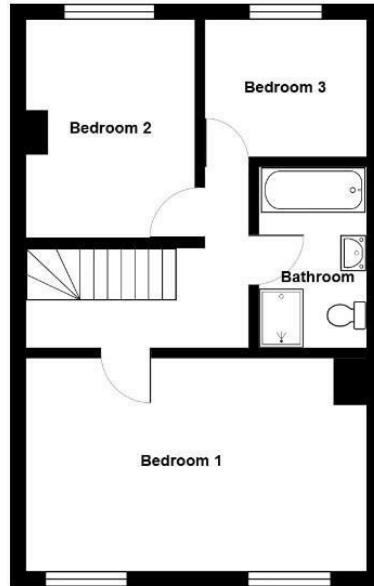
The integrated garage has been part converted with up and over door, light and power providing storage to the front, the remaining converted garage is now the Utility area.

### 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"



Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup>




Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>

## 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>94</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</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.



80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email:  
[yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>