# 4 Crantock Road, Yate, Bristol

- End of Terrace House
- 3 Bedrooms
- Bathroom
- Gardens to Front & Rear
- In Need of Modernising
- 2 Receptions
- Kitchen
- Double Glazed, Gas Central Heating
- Two Garages & Parking for 2 Vehicles
- No Upward Chain

**£270,000**

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HERE TO GET *you* THERE

Situated in Crantock Road in Yate, Bristol, this end-terrace house presents an excellent opportunity for those seeking a home to make their own. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are welcomed by a convenient entrance porch leading into an entrance hall. The ground floor boasts a comfortable lounge, a dining room perfect for entertaining, and a kitchen that awaits your personal touch. The layout is practical and functional, providing a solid foundation for modern living.

Upstairs, you will find three bedrooms along with a bathroom, ensuring ample accommodation for all. The property benefits from double glazing and gas central heating, providing warmth and comfort throughout the year.

Outside, the house features gardens to the front, side, and rear, offering a delightful outdoor space for relaxation or gardening enthusiasts. Additionally, there are two single garages and two extra parking spaces, a rare find that adds to the convenience of this home.

Situated close to local amenities, this property is well-positioned for easy access to shops, schools, and transport links. With no upward chain and in need of updating, this end-terrace house is a blank canvas ready for you to create your dream home. This property is certainly worth a look for anyone seeking a project in a desirable location.

## Porch
Double glazed French doors and double glazed windows to the front and side.

## Entrance Hallway
Double glazed door with matching double glazed side panel, radiator, stairs to 1st floor, door into

## Lounge
13'10" x 13'7" max
Double glazed window to the front, radiator, wood burner with wooden surround, door into

## Dining Room
11'7" x 8'10" max
Double glazed French doors with matching double glazed side window to rear, radiator, door into

## Kitchen
11'6" x 7'6" max
Double glazed door and double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink, part tiled walls, gas cooker with extractor fan over, under counter fridge, plumbing for washing machine, under stairs storage cupboard, breakfast bar, radiator.

## First Floor Landing
Access to part boarded loft space with ladder and light, doors into

## Bedroom One
13'9" x 9'9"
Double glazed window to the front, radiator, built in wardrobe with over bed storage cupboards.

## Bedroom Two
11'8" x 9'
Double glazed window to the rear, radiator, built in wardrobes, vanity unit with drawers.

## Bedroom Three
10'10" x 6'9" max
Double glazed window to the front, radiator.

## Bathroom
7'6" x 5'5"
Double glazed window to the rear, white suite comprising bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## Outside
The front is laid to rockery with (dry) pond and mature shrubs, pathway to the front door, gated access leading to the side of the property.

The enclosed rear garden laid to lawn with patio areas, brick built shed (5' x 3'), two garden sheds with electric, further storage area with dual opening, two outside taps one to the rear and one to the side of the property, greenhouse, courtesy door into garage and gated access to the rear.

## Garage One
17'9" x 8'1"
Single garage with up and over door, light and power.

## Garage Two
10'9" x 10'7"
Detached single garage with up and over door, light and power, rafter storage, courtesy door into rear garden.

## Parking
There is hardstanding parking for two vehicles.

## Agents note
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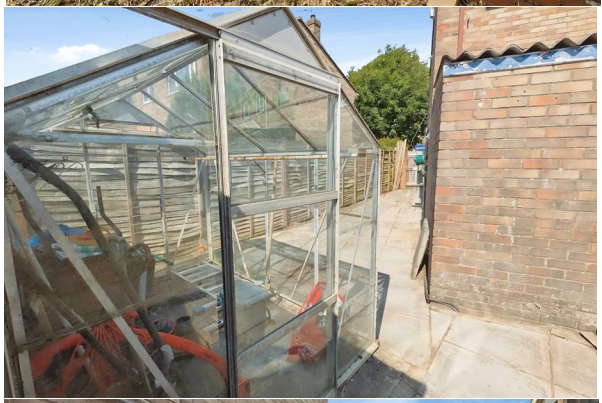
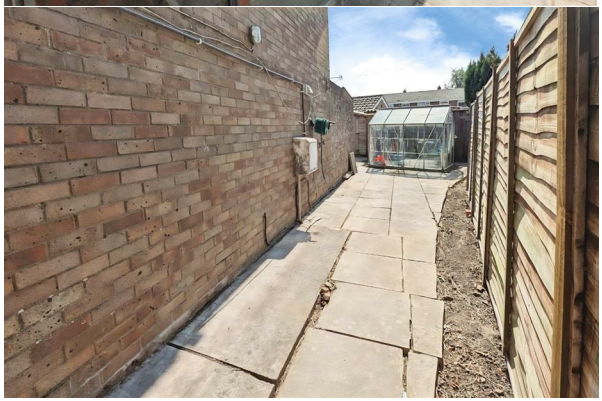
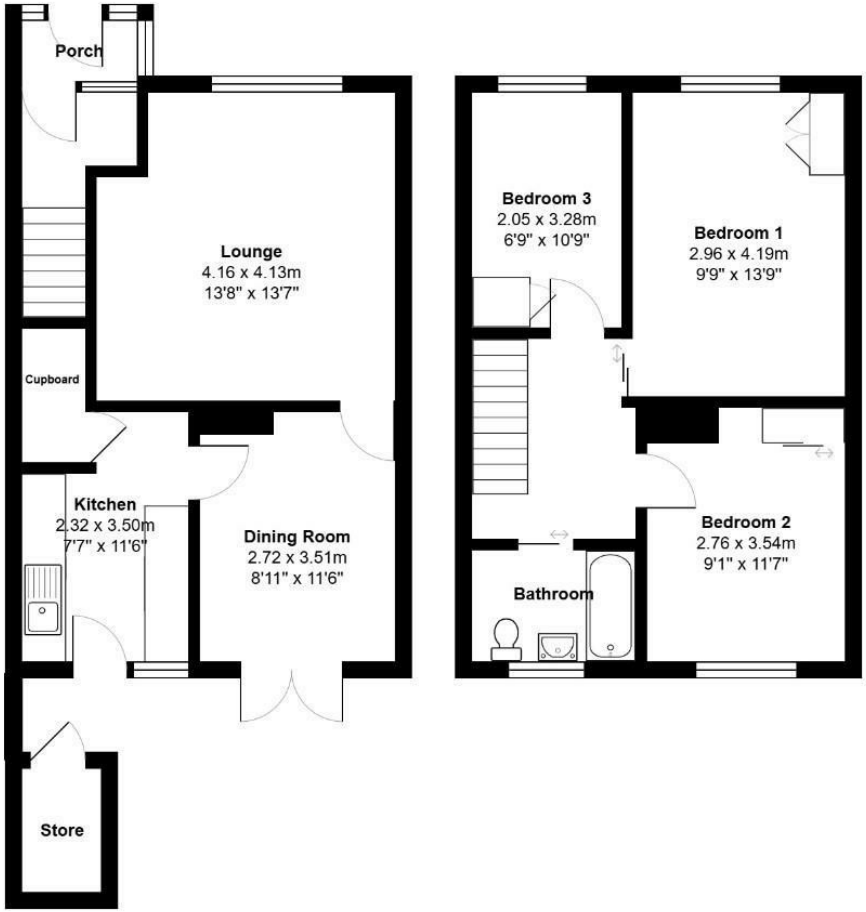
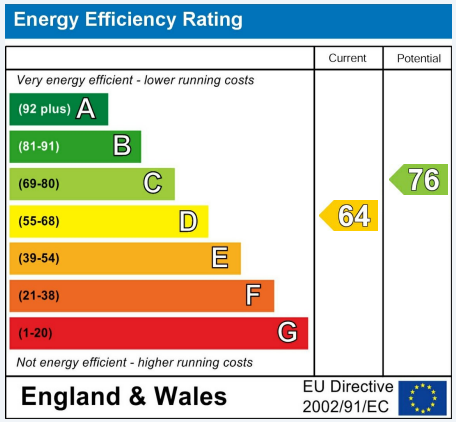







## ENERGY PERFORMANCE CERTIFICATE

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.

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**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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