







26 Prescott, Yate, Bristol

- Terraced House
- Lounge
- 2 Double Bedrooms
- Double Glazing & Gas Central heating
- Garage (Part Converted)
- Entrance Hallway
- Kitchen/Diner
- New Bathroom
- Gardens
- No Chain

£244,950

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HERE TO GET *you* THERE

Beautifully refreshed and ready to move into, this delightful mid-terrace home in Prescott, Yate, is an excellent opportunity for anyone seeking a comfortable, inviting home. Recently renovated with new carpets, new flooring and a brand new bathroom, it is offered for sale with no upward chain.

Step into the welcoming hallway, which leads to a bright, spacious lounge. A large window fills the room with natural light, and the fresh décor and new carpet make it easy to settle straight in.

To the rear is the kitchen/diner, ideal for relaxing and for entertaining guests. It has light wood units, a contrasting black worktop and smart new wood-effect flooring. French doors open onto the garden, bringing the outdoors in. The layout is practical and functional, so every inch of space is used well.

Upstairs are two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The brand new bathroom, designed with convenience in mind, has a modern white suite and contemporary wood-effect tiling, a serene space for your daily routine.

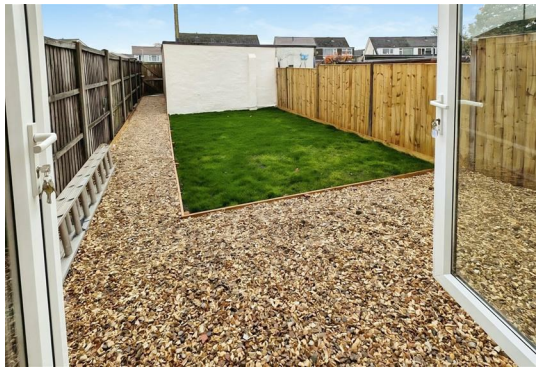
Outside, the rear garden has a neat lawn and a low-maintenance gravelled area, perfect for relaxing or summer barbecues.

The home blends contemporary living with traditional charm, and it's a perfect canvas for your own personal touches. It sits in a friendly neighbourhood with easy access to local amenities, schools and parks, making it ideal for families and individuals alike.

This mid-terrace house is more than a property, it's a place where memories can be made. Early viewing is highly recommended, so you can picture your future here.







Entrance Hallway
Double glazed door to the side and double glazed window to the front, radiator with cover over, stairs to 1st floor, door into

Lounge
14'/6" max x 11'11"
Double glazed window to the front, radiator with cover, door into

Kitchen/Diner
14'11" x 8'11"
Double glazed window and double glazed French doors to the rear, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap over, spaces for cooker, washing machine, fridge/freezer, table and chairs, wood effect flooring, under stairs storage cupboard.

First Floor Landing
Access to loft space, airing cupboard housing gas boiler, doors into

Bedroom One
15'1" x 9'9"
Double glazed window to the front, radiator.

Bedroom Two
13'9" x 8'3" max
Double glazed window to the rear, radiator.

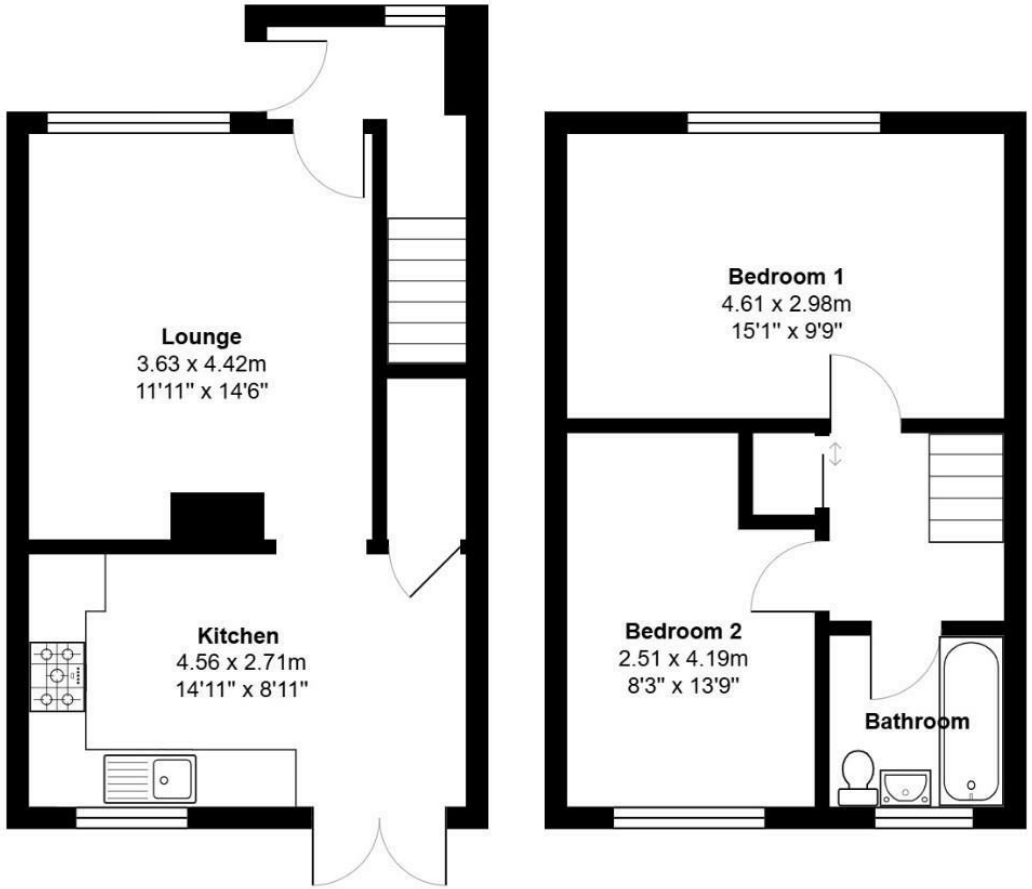
Bathroom
6'4" x 5'6"
Double glazed window to the rear, new white suite comprising panelled bath with rain shower over, vanity wash hand basin with mixer tap and concealed cistern WC, heated towel rail, part tiled walls, wood effect flooring.

Outside
The front is laid to stones with shrub border and pathway to front door.

The enclosed rear garden is laid to lawn with stones and stones pathway leading to rear gated access and courtesy door into garage.

Garage
The garage is set in the middle of a near by block with up and over door, (part converted) with further storage to rear 8'2" x 7'10" with courtesy door into the garden.

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.

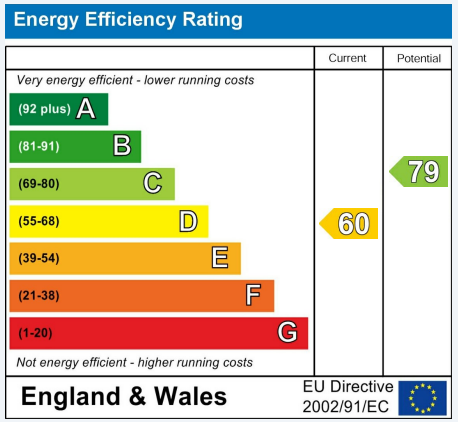


Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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

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