6 Elmwood, Yate, Bristol, BS37 4JB

- Sought After Location
- Porch & Hallway
- Lounge
- Conservatory
- In Need of Some Modernising
- Terraced House
- Cloakroom
- Kitchen/Diner
- Garage & Parking
- No Upward Chain

£260,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the desirable area of Elmwood, Yate, this charming terrace house presents an excellent opportunity for those seeking a family home in a sought-after location. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking for extra room.

Upon entering, you are greeted by a welcoming porch that leads into a hallway complete with a convenient cloakroom. The kitchen diner is a delightful space, perfect for family meals and gatherings, while the lounge offers a comfortable area to unwind. Additionally, a conservatory extends the living space, allowing for a bright and airy atmosphere.

The modern white bathroom is designed for both style and functionality, catering to the needs of a busy household. The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find gardens to both the front and rear, providing a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. A garage and parking space add to the convenience of this home.

One of the standout features of this property is its location, backing onto Kingsgate Park, which offers a serene environment for leisurely walks and outdoor activities. Furthermore, it is conveniently situated close to local schools and a shopping centre, making daily errands and family life a breeze.

While the property is in need of some modernising, it presents a fantastic opportunity to create a home tailored to your tastes. With no upward chain, this property is ready for you to make it your own. Viewing is highly advised to fully appreciate the potential this home has to offer.

Porch
Double glazed door and two double glazed windows to both sides, tiled floor, wall mounted gas boiler, further glazed door into

Hallway
Stairs to 1st floor, radiator, doors into

Cloakroom
Glazed window to the front, white low level WC, vanity wash hand basin.

Kitchen/Diner
11'10" x 10'4"
Double glazed window to the front, range of matching, wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, part tiled walls, spaces for gas cooker, under counter fridge and freezer, table and chairs, plumbing for washing machine.

Lounge
17'2" x 13'7"
Double glazed window and further double glazed full length window and door to the conservatory, TV point, feature electric fire, radiator.

Conservatory
10' x 8'10"
Double glazed construction with poly carbonate roof, double glazed door opening to the rear garden.

First Floor Landing
Access to loft space, doors into

Bedroom One
12'5" x 10'7"
Double glazed window to the front, radiator.

Bedroom Two
14'6" max x 8'8"
Double glazed window to the rear, radiator.

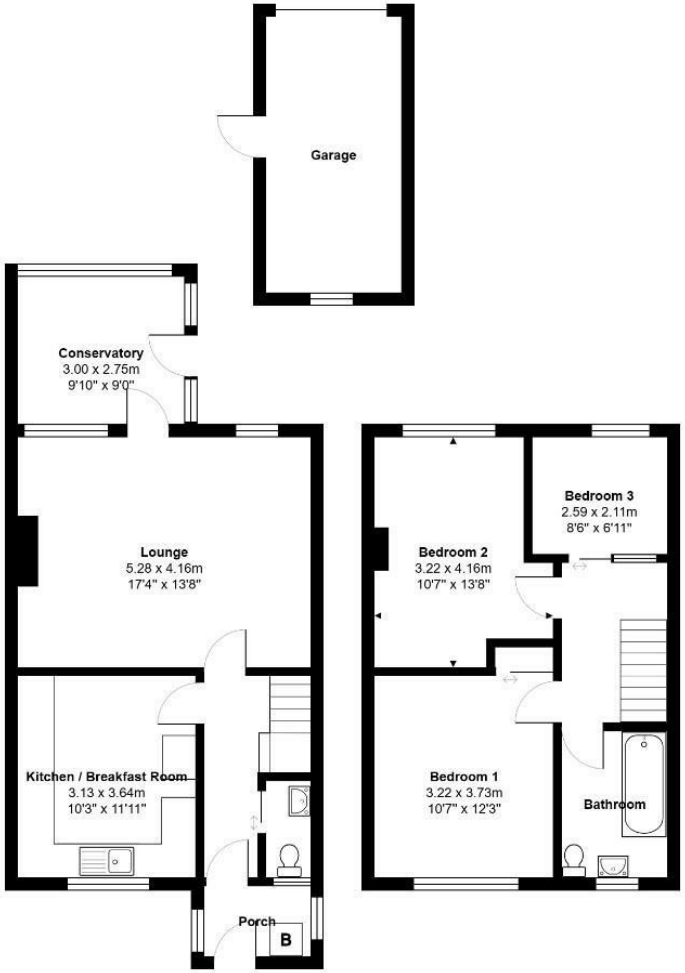
Bedroom Three
8'6" x 6'10"
Double glazed window to the rear, radiator, built in cupboard with shelving.

Bathroom
8'10" x 6'3"
Double glazed window to the front, white suite comprising, panelled bath with shower extension to mixer tap, concealed cistern WC, vanity wash hand basin with range of storage units under and work surface over, radiator.

Outside
The front is laid to stones with patio area, mature shrubs and trees, pathway leading to the front door.
The enclosed rear garden is laid to patio with outside tap, courtesy door into garage and gated access to the rear.

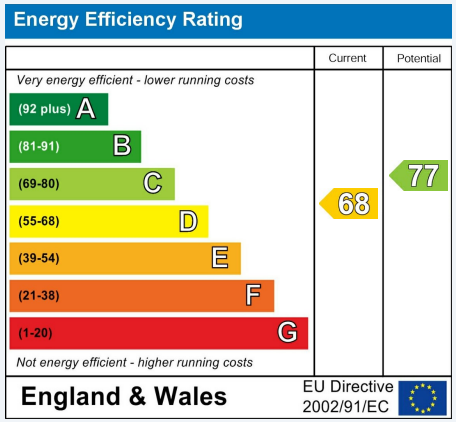
Garage
There is a single garage with up and over door, courtesy door to the garden and glazed window to the rear. There is a parking space to the front of the garage.

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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