

23 Badgeworth, Yate, Bristol

- Popular Location
 - Lounge/Diner
- Bathroom Separate WC
- Gardens to Front & Rear
 - No Upward Chain

- 3 Bedroom Terraced House
 - Kitchen
- Gas Central Heating
- Garage & Parking

£260,000

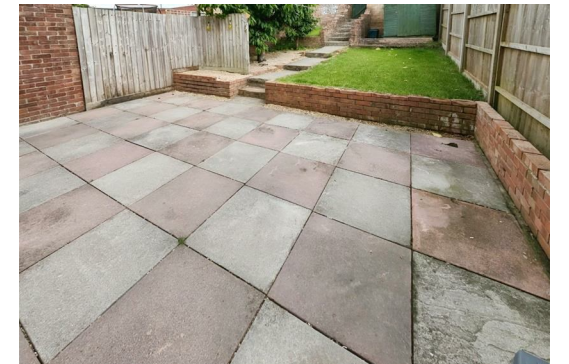
HUNTERS®
HERE TO GET *you* THERE

Situated in Badgeworth, Yate, this three-bedroom house offers an opportunity to put your own mark on for those seeking a comfortable family home. Spanning an impressive 861 square feet, this property, built in the 1970's, boasts a traditional layout that is both practical and inviting.

Upon entering, you are greeted by an entrance hallway that leads into a spacious lounge diner, perfect for entertaining guests or enjoying family time. The older style kitchen, while in need of some modernisation, provides a blank canvas for you to create your dream culinary space. The property features three well-proportioned bedrooms, ensuring ample room for family or guests, alongside a bathroom and a separate WC for added convenience.

Gas central heating throughout the home ensures warmth and comfort during the cooler months. Outside, you will find gardens to the front and a tiered garden to the rear, offering a lovely outdoor space for relaxation or gardening enthusiasts. Additionally, the property includes a garage and parking space, which is a valuable asset in this popular location.

With no upward chain, this house presents an excellent opportunity for buyers looking to make their mark and personalise their new home. Situated in a sought-after area, this property is well-connected to local amenities and transport links, making it an ideal choice for families and professionals alike. Don't miss the chance to view this home and envision the possibilities it holds.



Entrance Hallway

Double glazed door with matching side panel, stairs to 1st floor with cupboard under, further storage cupboard, tiled flooring, radiator, doors into

Lounge/Diner

23'7" x 11'6"

Double glazed window to the front and rear, two radiators, TV point.

Kitchen

8'10" x 8'2"

Double glazed window and door to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap and part tiled walls, spaces for electric oven with extractor fan over, under counter fridge and freezer, plumbing for washing machine, tiled flooring.

First Floor Landing

Access to part boarded loft space with ladder and light, airing cupboard housing gas boiler, doors into

Bedroom One

11'4" x 10'7"

Double glazed window to the front, fitted wardrobes, drawers and over bed storage cupboards, radiator.

Bedroom Two

11'4" x 10'8"

Double glazed window to the rear, radiator.

Bedroom Three

8'5" x 7'7" max

Double glazed window to the front, radiator.

Bathroom

Glazed window to the rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, tiled walls, radiator.

Separate WC

Glazed window to the rear, WC, part tiled walls.

Outside

The front is mainly laid to lawn with pathway to front door.

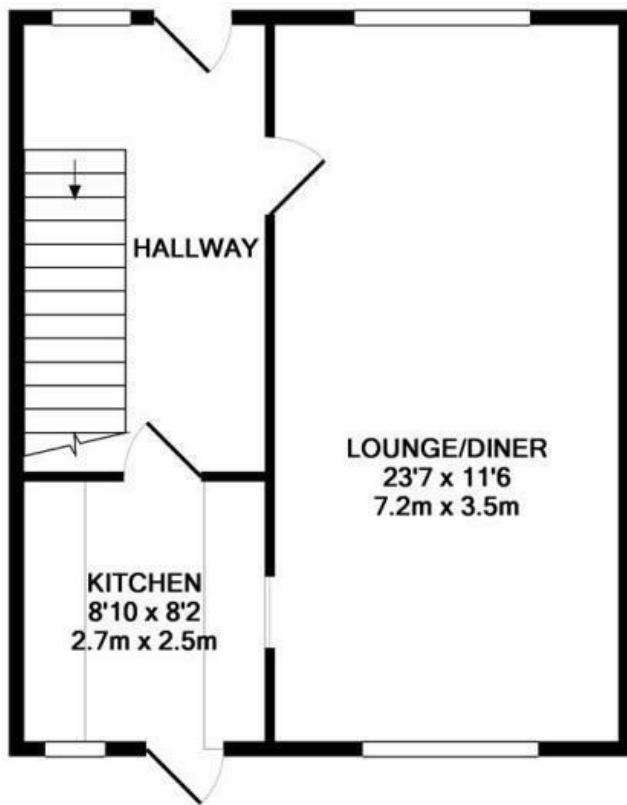
The tiered enclosed garden is patio with steps leading up to lawn with stone area with mature fruit trees and gated rear access.

Garage & Parking

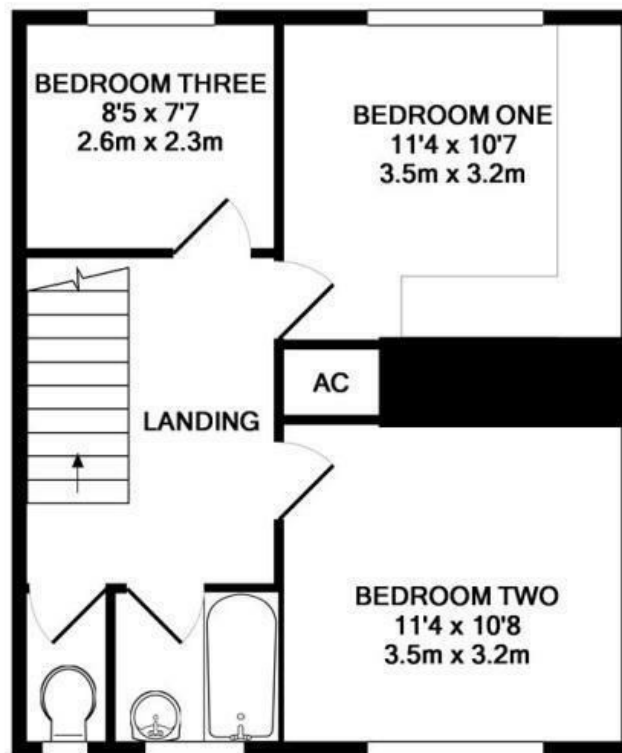
Single garage with up and over door, with a further parking space to the side.

Agents Note

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GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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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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