



## 14 Eggshell Lane, Yate, Bristol

- Semi Detached House
  - 3 Receptions
  - Kitchen
- Gardens to Front & Rear
- 3 Bedrooms
- Wet Room & Bathroom
- Garage & Parking
- No Upward Chain

**£350,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Double glazed door with matching double glazed side windows opening into

**Entrance Hallway**

Stairs to first floor with cupboard under, electric storage heater, doors into

**Lounge**

13'10" x 12'12 (into bay)  
Double glazed bay window to the front, electric storage heater, feature fireplace.

**Kitchen**

16'2" x 7'1!  
Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap and part tiled walls, built in appliances that include double electric oven, electric hob with extractor fan over, dishwasher, under counter fridge and freezer and plumbing for washing machine, breakfast bar and serving hatch.

**Dining Room**

12'2" x 10'8"  
Double glazed French doors with matching double glazed side panels opening into the Garden room, electric storage heater, feature fireplace with wooden surround, serving hatch.

**Garden Room**

11'10" x 10'5"  
Double glazed window and double glazed French doors to the rear, double glazed Velux window, two loft hatches, ceiling spotlights, electric storage heater, double doors opening into

**Wet Room**

9'7" x 7'5"  
Double glazed windows to the rear and side, part tiled wall and tiled flooring, electric shower, WC, vanity wash hand

basin with further storage cupboards with work surface over. electric wall heater.

**First Floor Landing**

Access to loft space, ceiling spotlights, doors into

**Bedroom One**

14'5" (into bay) x 10'10"  
Double glazed window to the front, electric storage heater.

**Bedroom Two**

12'2" x 10'9" max  
Double glazed window to the rear, airing cupboard housing hot water tank.

**Bedroom Three**

9' x 7'3"  
Double glazed window to the front.

**Bathroom**

Double glazed window to the rear, white suite comprising, panelled bath, pedestal wash hand basin, WC, heated towel rail, part tiled walls, extractor fan.

**Outside**

There is a walled front garden laid to stones with raised shrub and plant borders, mature tree, gated access to the side..  
The enclosed rear garden is mainly laid to lawn with patio area, outside tap, further pergola patio area, mature shrubs, plants and trees, further gated access to the side leading to the courtesy garage side door.

**Garage & Parking**

There is a block paved driveway to the front of the property providing off street parking and leading to an attached single garage with up and over door light and power, with courtesy door to the side.





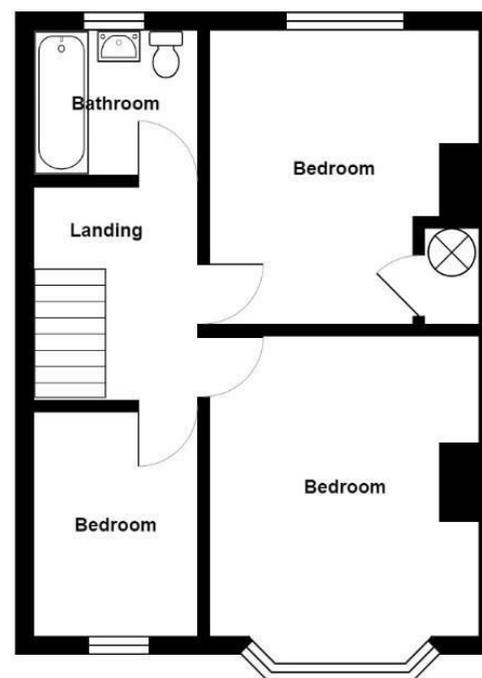
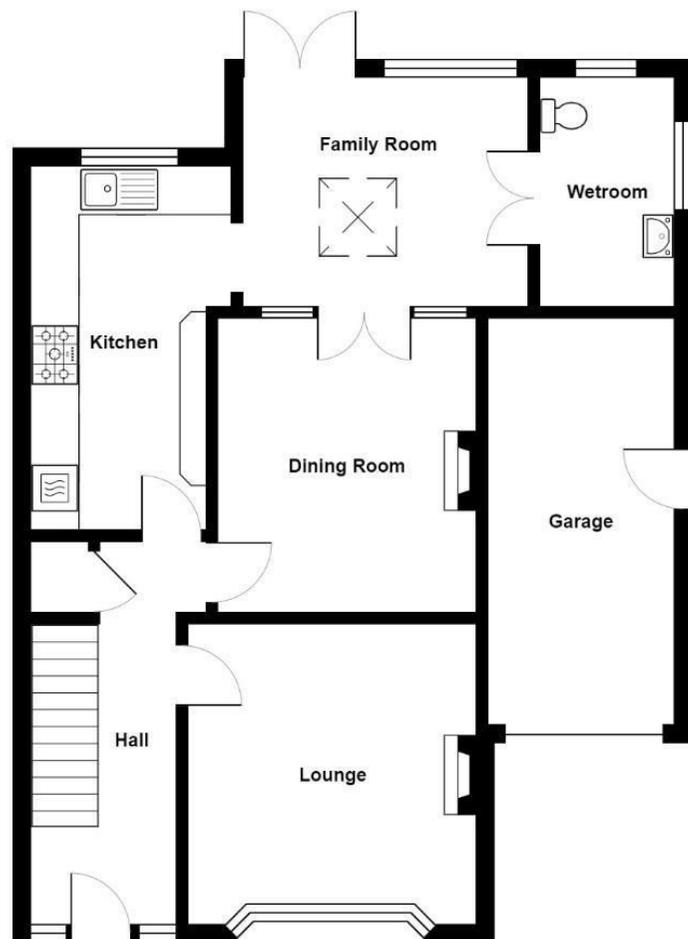
## ENERGY PERFORMANCE CERTIFICATE

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		41	
(21-38) F			
(1-20) G			
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.



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