



20 Harescombe, Yate

- End of Terrace
- Lounge/Dining Area
 - 3 Bedrooms
- Double Glazed, Gas Central Heating
- Garage & Parking
- Entrance Hallway
 - Kitchen
- 4 piece Bathroom
- Southerly Facing Gardens
- Popular Location

£300,000

HUNTERS®

HERE TO GET *you* THERE

Situated in Harescombe, Yate, this delightful end-terrace house offers a perfect blend of comfort and convenience. Built between the late 1970's early 1980's, the property boasts a well-thought-out layout that is ideal for families or those seeking a bit more space.



Upon entering, you are welcomed by an entrance hall which has been modified and leads into a slightly larger kitchen, separate dining area with archway opening into a lounge.



The property features three bedrooms, providing ample room for rest and privacy. The family bathroom is well-appointed, complete with a separate shower cubicle, catering to the needs of a busy household.



Additional highlights include double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating for those cooler months. The southerly facing enclosed rear garden is a true gem, offering a private outdoor space to unwind or enjoy summer barbecues. For added convenience, the property includes a garage and parking for two vehicles, making it easy to come and go.



This home is not only well-situated but also offers a comfortable lifestyle in a friendly community. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hallway

Double glazed door, with matching double glazed side panel, radiator, stairs to 1st floor with storage under, wood effect flooring.

Lounge

14'8" x 11'2"

Double glazed window to the front, TV point, radiator, opening into

Dining Area

9'3" x 8'11"

Double glazed French doors with matching double glazed windows to the sides opening to the rear garden, radiator, wood effect flooring, door into

Kitchen

14' x 8'

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit, built in electric double oven and gas hob with cooker hood over, space for American style fridge/freezer, plumbing for washing machine, space for dishwasher, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard housing Vaillant gas boiler and shelving, doors into

Bedroom One

13' x 10'2"

Double glazed window to the front, radiator, built in wardrobes to one wall.

Bedroom Two

10'7" x 7'1"

Double glazed window to the rear, radiator.

Bedroom Three

8'5" x 7'6" max

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, white suite comprising, panelled corner bath with a shower extension and mixer tap, tiled shower cubicle, wash hand basin, WC, radiator, tiled walls, ceiling spotlights.

Outside

The front is laid to lawn with path to front door.

The enclosed southerly facing rear garden is laid to lawn with patio and decking areas, raised pond and raised shrubs, outside tap, gated access to the rear and front, courtesy door into garage.

Garage

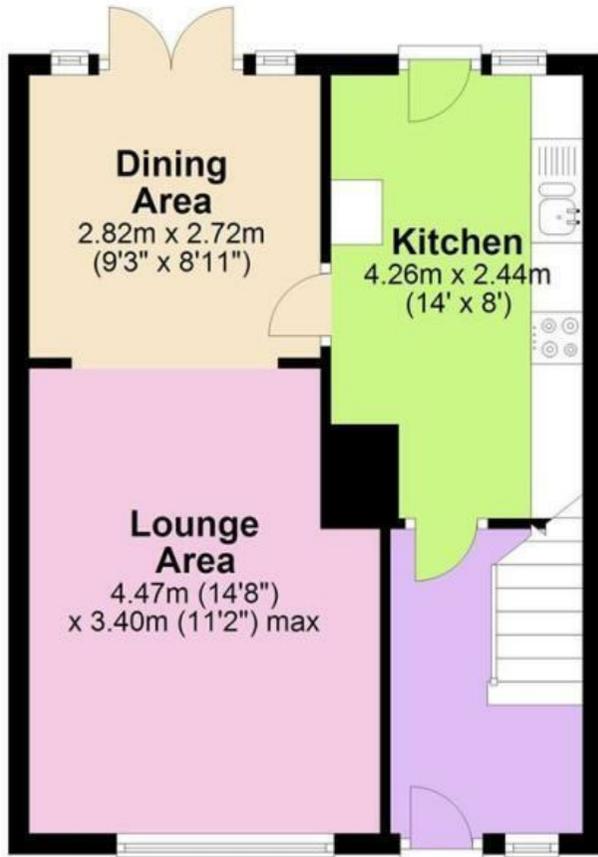
There is a single garage with up and over door, light and power with courtesy door into the rear garden, and further parking space to the side.

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"

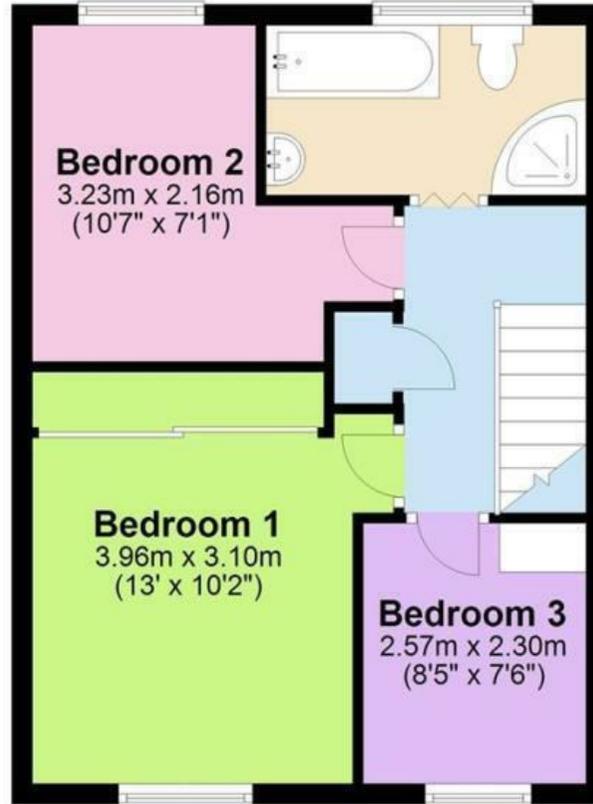
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.4 sq. feet)

This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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.

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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