



41 Harescombe, Yate, Bristol

- Mid Terraced House
- L Shaped Kitchen/Diner
 - 3 Bedrooms
- Gardens to Front & Rear
- Gas Central Heating Double Glazed
- Lounge
- Conservatory
- Wet Room
- Garage & Gated Parking
- No Upward Chain

£285,000



This three bedroom terraced house offered for sale with no upward chain offers entrance hallway, lounge, L shaped kitchen diner and conservatory to the ground floor. Upstairs can be found 3 bedrooms and modern wet room. Further benefits include gas central heating and double glazing, enclosed gardens to the front & rear with garage and gated parking. Viewing strongly advised.



Entrance Hallway

Double glazed door with double glazed side panel, stairs to 1st floor with cupboard under, radiator, doors into

Lounge

14'9" x 11'9"

Double glazed window to the front, Tv point, radiator, mock beamed ceiling.

L Shaped Kitchen/Diner

17'11" x 9' extending 11'8"

Two double glazed windows and double glazed door into conservatory, range of wall, drawer and base units with works surface over, 1.5 sink unit with mixer tap over, built in double oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, radiator.

Conservatory

17'4" x 9'8"

Double glazed construction with glass roof, two radiators, French doors opening to the rear garden.

First Floor Landing

Access to insulated loft space, storage cupboard with shelves, doors into

Bedroom One

13'1" x 10'2"

Double glazed window to the front, radiator.

Bedroom Two

10'4" x 9'2" max

Double glazed window to the rear, cupboard housing Worcester gas boiler, radiator.

Bedroom Three

8'8" x 7'6" max

Double glazed window to the front, radiator.

Wet Room

8'2" x 5'4"

Double glazed window to the rear, white suite comprising, walk in shower, pedestal wash hand basin, WC, tiled to visible wall area.

Outside

The enclosed front garden laid to stones with mature shrub with stepping stone patio to front door.

The enclosed rear garden is laid to artificial grass, patio area, Pergola with grape vine over, courtesy door into garage, hardstanding double gated parking space.

Garage & Carport Parking

There is a single garage with up and over door, light and power with courtesy door to the rear, with gated covered carport (in need of some repair) parking space to the side.

Agents Note

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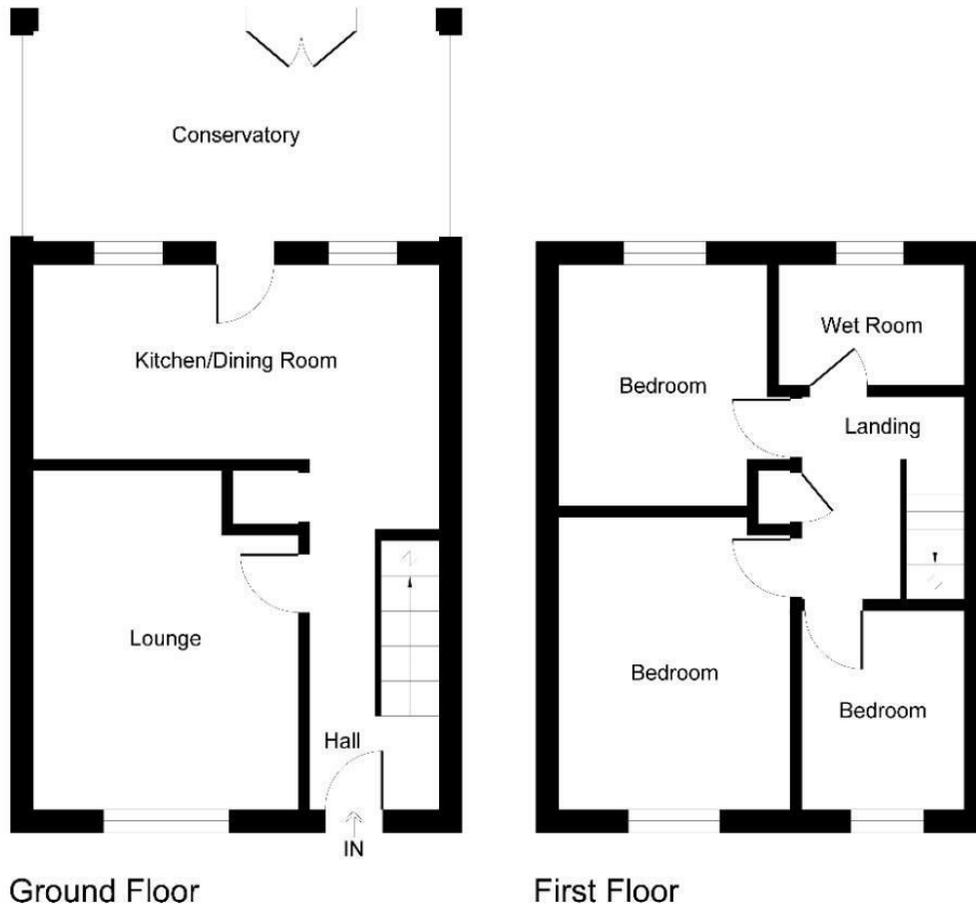


Illustration for identification purposes only, measurements are approximate, not to scale.

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			87
(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.

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