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**Bredon, Yate, Bristol | Guide Price £275,000**  
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### 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.

Offered for sale with no upward chain is this three bedroom end of terrace family home. Accommodation briefly comprises entrance hallway, lounge/diner and kitchen to the ground floor. Upstairs can be found three bedrooms and modern white family bathroom. Further benefits include double glazing, gas central heating, gardens to front and rear with garage and workshop.

Hallway

Double glazed door, wood effect flooring, stairs to 1st floor with cupboard under, radiator, doors into

Lounge/Dining Room

23'10" x 11'8" narrowing 10'1"

Double glazed window to the front and double glazed patio door to the rear, electric feature fireplace in wooden surround, TV point, wood effect flooring, two radiators.

Kitchen

9' x 7'5"

Double glazed door and window to the rear, range of modern wall, drawer and base units with worksurface over, stainless steel sink and drainer with mixer tap over, electric oven and hob with extractor fan over, part tiled walls, spaces for dishwasher and washing machine, wall mounted Logic gas boiler.

First Floor Landing

Access to part boarded space with ladder, storage cupboard, doors into

Bedroom One

13' x 10'2"

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

Bedroom Two

10'6" x 9'

Double glazed window to the rear, radiator.

Bedroom Three

7'11" x 7'5"

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower, pedestal wash hand basin, WC, part tiled walls, wood effect flooring, radiator.

Outside

The front garden is laid to lawn with pathway leading to the front door.

The enclosed rear garden is laid to patio with storage shed.

Storage Shed

19'2" x 9'2"

With power and light.

Workshop

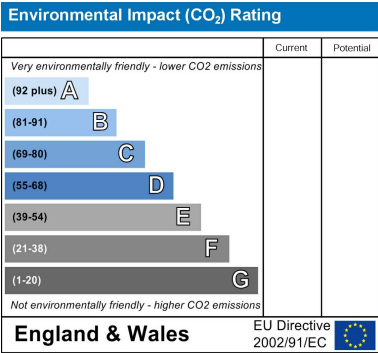
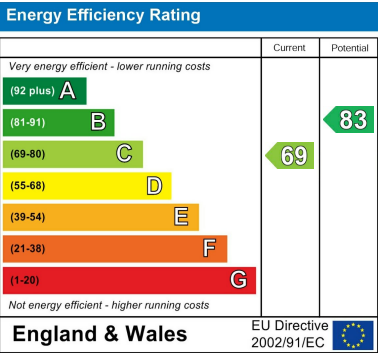
7'10" x 12'

With power and light.

Garage

16'8" x 7'8"

Up and over door with power and light.



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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