



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

Lancaster Road, Yate, Bristol | £285,000  
Call us today on 01454 313575



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.

**This modern terraced home offers well appointed living accommodation that briefly comprises, entrance porch, lounge, kitchen/diner and conservatory to the ground floor. Upstairs can be found three bedrooms and family bathroom. Further benefits include gas central heating, double glazing, enclosed rear garden, off street parking to the front of the property for two vehicles and further garage situated in near by block. Early internal inspection strongly advised.**

#### Porch

Double glazed door, tiled flooring, storage cupboard, glass door into

#### Lounge

17'11" max x 13'1"

Double glazed window to front, radiator, TV point, stairs to 1st floor with cupboard under, wood effect flooring, door into

#### Kitchen/Diner

18' x 10'6"

Double glazed window and double glazed French doors opening to conservatory, range of modern wall, drawer and base units with work surface over, 1.5 stainless steel sink unit, spaces for gas oven with extractor hood over, fridge/freezer, table and chairs, dishwasher, and plumbing for washing machine, radiator, wood effect flooring.

#### Conservatory

12'7" x 9'8"

Double glazed construction on dwarf wall with glass roof, wood effect flooring,

#### First Floor Landing

Access to insulated loft space, airing cupboard housing gas combi boiler, doors into

#### Bedroom One

12'2" x 10'1"

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

#### Bedroom Two

9'6" x 8'9"

Double glazed window to the rear, radiator, built in wardrobe.

#### Bedroom Three

8'10" x 7'6" max

Double glazed window to the front, radiator, built in cupboard.

#### Bathroom

8'9" x 5'7"

Double glazed window to the rear, white suite comprising, panelled bath with shower over, vanity wash hand basin, low level WC, radiator, part tiled walls.

#### Outside

The front has been laid to block paviors and provides off street parking for two vehicles.

The enclosed rear garden is laid to lawn with mature flower and plant borders, raised stones patio area.

#### Garage

There is an attached single garage located in near by block with up and over door and parking to the front.



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.

80-82 Station Road, Yate, Bristol, BS37 4PH | 01454 313575  
| yate@hunters.com

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