

HUNTERS[®]

HERE TO GET *you* THERE



Cambrian Drive

Yate, Bristol, BS37 5TR

Offers In Excess Of £275,000



This three bedroom detached property is in need of much renovation with a southerly facing garden and we advise an early response in order in secure!

ENTRANCE PORCH

LOUNGE 17'9" max x 12'8" (5.41m max x 3.86m)

DINING ROOM 10'6" x 9'1" (3.20m x 2.77m)

KITCHEN 10'5" x 8'3" (3.18m x 2.51m)

UTILITY ROOM 8'1" x 4'10" (2.46m x 1.47m)

LANDING

BEDROOM ONE 13'4" x 9'8" (4.06m x 2.95m)

BEDROOM TWO 10'6" x 9'11" (3.20m x 3.02m)

BEDROOM THREE 8'8" x 7'8" (2.64m x 2.34m)

BATHROOM

GARAGE

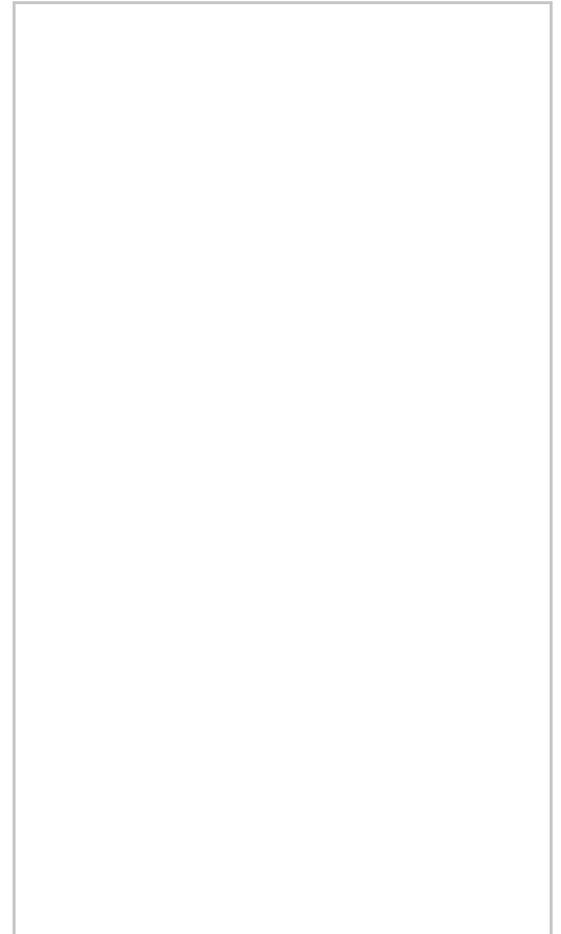
FRONT GARDEN

REAR GARDEN

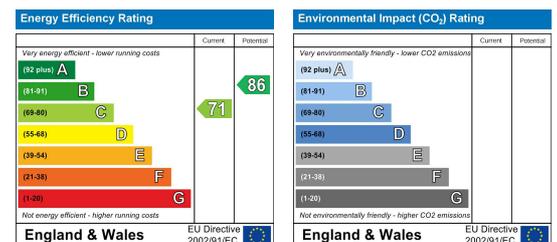
Area Map



Floor Plans



Energy Efficiency Graph



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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