



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

23 Sandy Lodge, Yate, Bristol, Gloucestershire, BS37 4HE



## 23 Sandy Lodge, Yate, Bristol, Gloucestershire, BS37 4HE

£270,000

Situated within central Yate and close to local amenities is this 3 bedroom terraced home. Offering light, bright living accommodation which briefly comprises entrance hallway, lounge, modern fitted kitchen/diner to the ground floor. Upstairs can be found 3 bedrooms and modern white family bathroom. Further benefits include gas central heating, double glazing, gardens to both the front and rear of the property and a single garage in near by block with additional parking space. Sure to create much interest, book now to secure an appointment.



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

**Entrance Hallway**

Double glazed door and matching double glazed side panel, stairs to 1st floor, radiator.

**Lounge**

14'6" x 11'6" max

Double glazed window to the front, TV point, radiator.

**Kitchen/Diner**

17'9" x 9'1"

Double glazed window and double glazed French doors with matching double glazed side panel to the rear, range of modern wall, drawer and base units with work surface over and under lighting, electric oven and hob with extractor hood over, part tiled walls, single bowl single drainer sink unit with mixer tap over, integrated appliances to include fridge/freezer, slimline dishwasher and washing machine, cupboard housing floor mounted gas boiler, space for table and chairs, radiator.

**First Floor Landing**

Access to part boarded loft space with ladder and light, airing cupboard housing hot water tank and shelving, doors into

**Bedroom One**

12' x 10'

Double glazed window to the front, radiator.

**Bedroom Two**

11'6" x 9'2"

Double glazed window to the rear, radiator.

**Bedroom Three**

8'5" x 7'5" max

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

**Bathroom**

7'3" x 5'5"

Double glazed window to the rear, white suite comprising panelled bath with electric Mira shower and mixer tap over, vanity wash hand basin with mixer tap, WC, heated towel rail, part tiled walls, tiled effect flooring.

**Outside**

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

The enclosed rear garden is laid to lawn with patio area, outside tap and gated access to the rear.

**Garage**

There is a numbered single garage 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. 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.

















