



36 Lansdown, Yate, Bristol

- No Upward Chain
 - 3 Bedrooms
- Garage & Double Parking
 - Kitchen
- Double Glazed & Gas Central Heating
- End of Terrace House
 - Gardens
- Lounge & Diner Room
 - Bathroom
- Recently Decorated

£262,000

HUNTERS®
HERE TO GET *you* THERE

Offered for sale with no upward chain, this 3 bedroom end of terrace property has been recently decorated and offers light and airy living accommodation. The property boasts entrance hallway, lounge with separate dining room, and kitchen to the ground floor. Upstairs can be found 3 good size bedrooms and white family bathroom. Further benefits include newly fitted carpets gas central heating, double glazing, enclosed front and rear gardens with garage and two parking spaces. Sure to create much interest, an early internal inspection is strongly advised.

Entrance Hallway

Double glazed door and matching double glazed side panel, double glazed window to the side, stairs to 1st floor with cupboard under, radiator, further storage cupboard, wood effect flooring, doors into

Lounge

14' x 11'8"
Double glazed window to the front, radiator, wood effect flooring, door into

Dining Room

9'9" x 9'5"
Double glazed patio door to the rear, radiator, wood effect flooring.

Kitchen

8'10" x 8'
Double glazed door and double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, part tiled walls, built in electric oven with gas hob and extractor hood over, space for washing machine, tiled flooring, ceiling spotlights.

First Floor Landing

Double glazed window to the side, access to loft space, airing cupboard, hosing gas boiler, doors into

Bedroom One

12'10" x 10'3"
Double glazed window to the front, radiator.

Bedroom Two

10'10" x 10'3"
Double glazed window to the rear, radiator.

Bedroom Three

7'5" x 7'5"
Double glazed window to the front, radiator, wood effect flooring.

Bathroom

7'4" x 5'5"
Double glazed window to the rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, tiled flooring, heated towel rail.

Outside

The enclosed front garden is laid to lawn with pathways leading to the front door and side access.
The enclosed rear garden is laid to lawn with patio area, small decked area, outside tap, electric point, gated access to both the front and rear.

Garage

There is a single garage with up and over door, light and power with parking space to the front and additional parking space to the side.







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		84
(81-91) B		
(69-80) C		62
(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.

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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