



Highworth Crescent

Yate, BS37 4HL

Guide Price £370,000



This semi detached property offers great living accommodation which briefly comprises entrance hallway, lounge, dining area, kitchen, utility, shower room and conservatory to the ground floor. Upstairs can be found three bedrooms and family bathroom. Further benefits include gas central heating, double glazing, owned solar panels, good size garden, outbuilding, garage and parking for several vehicles. Viewing is strongly advised,



HALLWAY

Double glazed door with matching double glazed side panels, stairs to 1st floor, radiator. Doors into

LOUNGE 14'2" x 11'10" (4.32 x 3.61)

Double glazed window to the front, radiator, TV point, electric wall mounted fire.

KITCHEN 15'5" x 8'5" (4.70 x 2.57)

Two double glazed window and double glazed door to the rear, range of modern wall, drawer and base units with work surface over, electric double oven and hob with extractor over, sink with mixer tap, space for American style fridge/freezer, door into shower room and archway into

DINING ROOM 9'8" x 8'1" (2.95 x 2.46)

Double glazed patio doors to conservatory, radiator.

SHOWER ROOM

Two double glazed windows to the side, white tiled shower cubicle, WC, vanity wash hand basin, two radiators.

UTILITY AREA

Glazed window to the rear, plumbing for washing machine.

CONSERVATORY 14'1" x 11'10" (4.29 x 3.61)

Double glazed construction on a dwarf wall with poly carbonate roof.

FIRST FLOOR LANDING

Access to part boarded loft space with ladder and light, door into

BEDROOM ONE 13'3" x 7'7" (4.04 x 2.31)

Double glazed window to the front, radiator.

BEDROOM TWO 9'11" x 9'9" (3.02 x 2.97)

Double glazed window to the rear, radiator.

BEDROOM THREE 9'2" x 8'0" max (2.79 x 2.44 max)

Double glazed window to the front, radiator.

BATHROOM 8'0"x 5'6" (2.44x 1.68)

Double glazed window to the rear, white suite comprising panelled bath with shower over, vanity wash hand basin concealed cistern WC, heated towel rail, part tiled walls.

OUTSIDE

The front is laid to lawn with mature shrub border and block pavier parking for several vehicles leading to single garage.

The enclosed rear garden is mainly laid to lawn with patio area, mature trees and fruit trees, outside tap, stone edging, courtesy door into the garage and two outbuildings.

OUTBUILDING TWO 10'11" x 6'10" (3.33 x 2.08)

Double glazed door and four double glazed windows to the front.

GARAGE 14'2" x 8'11" (4.32 x 2.72)

Integrated garage with roller door, light, power, rafter storage and courtesy door to the rear garden,

AGENTS NOTES

The property benefits from owned solar panels.

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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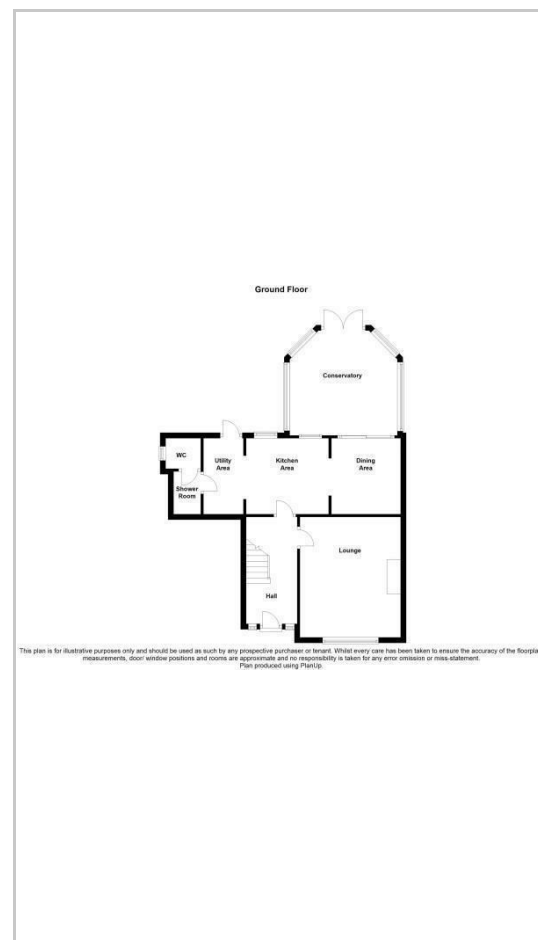
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Area Map



Floor Plans



Energy Efficiency Graph

