

HUNTERS®

HERE TO GET *you* THERE



Kingscote

Yate, BS37 8YB

Offers In Excess Of £280,000



This extended 3 bedroom end of terrace home offers well appointed living accommodation that briefly comprises entrance porch, entrance hallway cloakroom, lounge/diner, kitchen/breakfast, conservatory to the ground floor. Upstairs can be found three bedrooms and white family bathroom. Further benefits include gas central heating, double glazing enclosed front and rear gardens with single garage and good parking to the rear. Viewing strongly advised.



PORCH

Double glazed construction double glazed door with matching side panel into

ENTRANCE HALL

Stairs to 1st floor with cupboard under, radiator, doors into

CLOAKROOM

Double glazed window to the front, white low level WC, pedestal wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM 15'4" - 9'1" x 13'8" - 4'8" (4.67 - 2.77 x 4.17 - 1.42)

Two double glazed windows to the rear, range of wall, drawer and base units with work surface over, stainless steel sink with mixer tap, built in double oven, electric hob, space for washing machine and space for fridge/freezer, radiator.

LOUNGE/DINER 23'11" x 11'7" - 9'5" (7.29 x 3.53 - 2.87)

Double glazed window to the front and rear, two radiators, TV point, double glazed door opening into

CONSERVATORY 14'9" x 7'3" (4.50 x 2.21)

Double glazed construction with poly carbonate roof.

FIRST FLOOR LANDING

Access to part boarded loft, airing cupboard housing gas boiler, doors into

BEDROOM ONE 13'1" x 10'2" (3.99 x 3.10)

Double glazed window to the front, radiator.

BEDROOM TWO 10'5" x 9'0" (3.18 x 2.74)

Double glazed window to the rear, radiator.

BEDROOM THREE 8'3" x 7'6" max (2.51 x 2.29 max)

Double glazed window to the front, radiator.

BATHROOM

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, ceiling spotlights.

OUTSIDE

The enclosed front garden is laid mainly to lawn with patio area, shrub borders and gated access leading to the front.

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

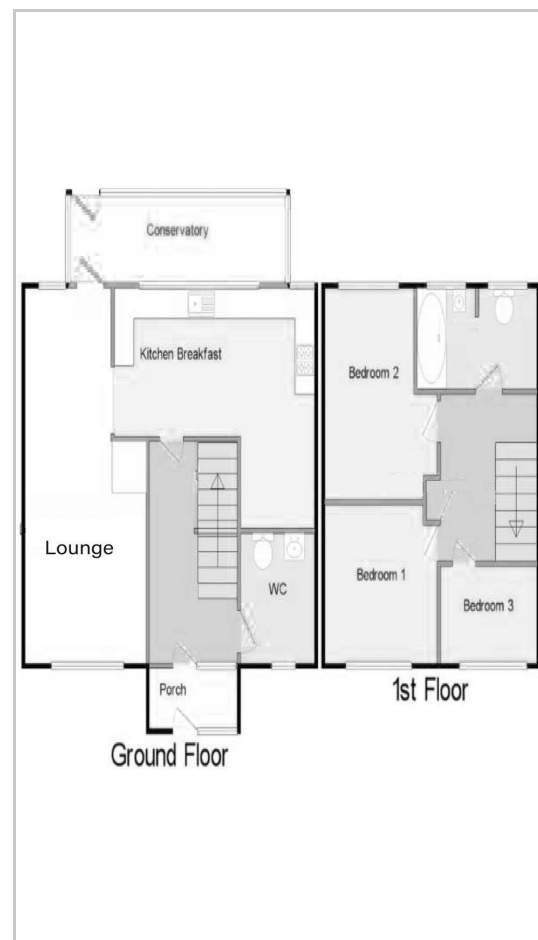
GARAGE

There is a single garage with up and over door with courtesy door to the side, and hard standing parking for two vehicles.

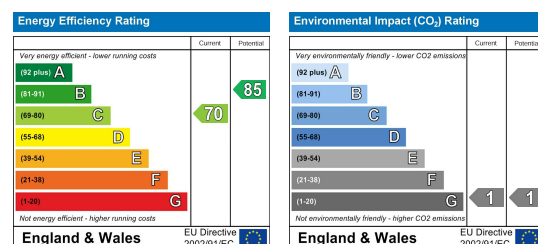
Area Map



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.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email: yate@hunters.com www.hunters.com