

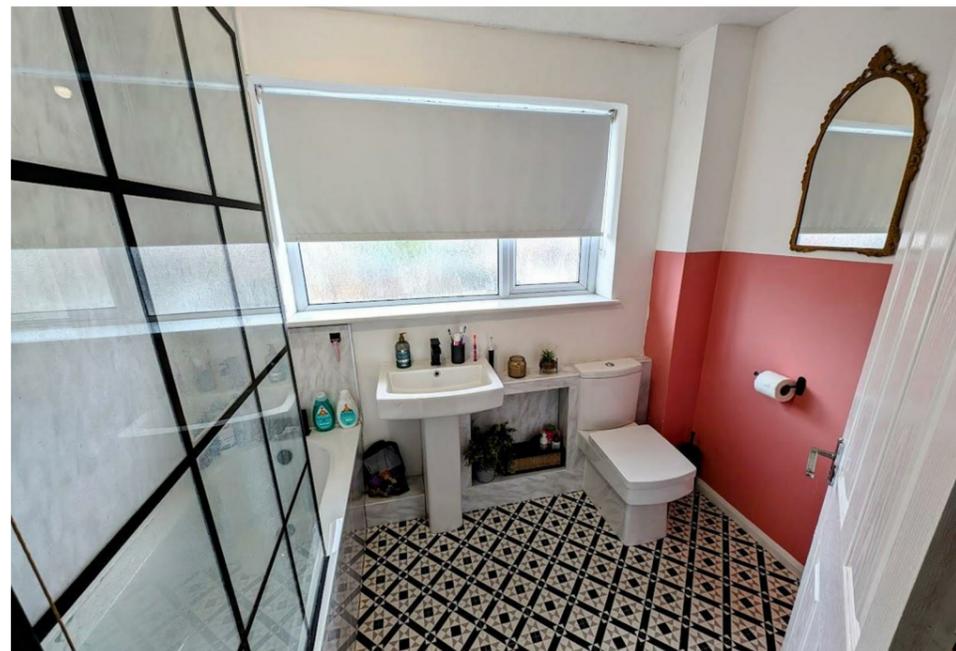


Edgeworth,  
Bristol,  
BS37 8YW

£280,000



Nestled in the popular area of Edgeworth, Yate, Bristol, this mid-terrace house is a true gem waiting to be discovered. This property offers the perfect setting for hosting gatherings or simply unwinding after a long day. Stepping into the kitchen/diner, you'll be enveloped in a welcoming ambiance that seamlessly connects to the entrance hall and lounge area. With three inviting bedrooms, there's ample space for the whole family to relax and recharge. Another feature of this property is the modern bathroom, that beckons you to unwind and rejuvenate. The gas central heating ensures a cosy atmosphere throughout the home, while the double glazing enhances energy efficiency, keeping you comfortable year-round. Outside, the well-maintained gardens provide a serene retreat where you can bask in the fresh air and explore your green thumb. The garage and hardstanding offer convenient parking and storage solutions, adding ease to your daily routine. This house is a perfect blend of comfort and convenience, offering a tranquil haven in the heart of Edgeworth. Don't let this opportunity slip away - seize the chance to transform this house into your dream home. Schedule a viewing today and unlock the endless possibilities that await you in this charming abode. With no chain attached, the path to making this property your own is clear.



#### ENTRANCE HALL

Double glazed door and double glazed screen to front, understairs cupboard, laminate flooring, stairs to first floor, radiator.

#### LOUNGE 11'8" x 11'7"

Double glazed front, box style radiator.

#### KITCHEN/DINER 17'11" x 11'9" - 8'10"

Double glazed window to rear, range of wall and base units, work surfaces, stainless steel single drainer one and a half bowl sink unit, built in electric oven and electric hob, tiled floor to kitchen area, laminate flooring to dining area, space for washing machine, double glazed patio doors to rear garden and double glazed door to rear garden.

#### LANDING

Access to loft space, cupboard housing gas boiler.

#### BEDROOM ONE 12'8" x 10'3"

Double glazed window to front, radiator.

#### BEDROOM TWO 10'8" x 9'3"

Double glazed window to rear, radiator.

#### BEDROOM THREE 8'4" x 7'5"

Double glazed window to front, radiator.

#### BATHROOM

Double glazed window to rear, bath with shower over and shower scree, pedestal wash hand basin, W/C, radiator.

#### FRONT GARDEN

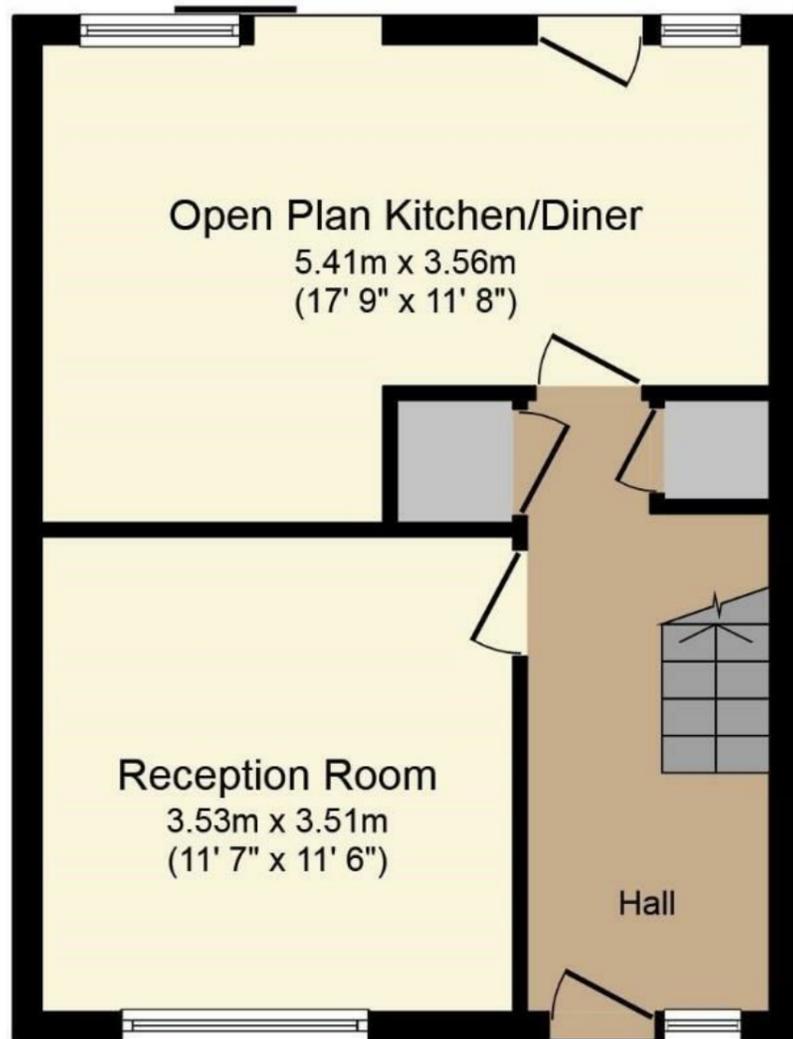
Laid to lawn.

#### REAR GARDEN

Lawn. gravel stone path and patio.

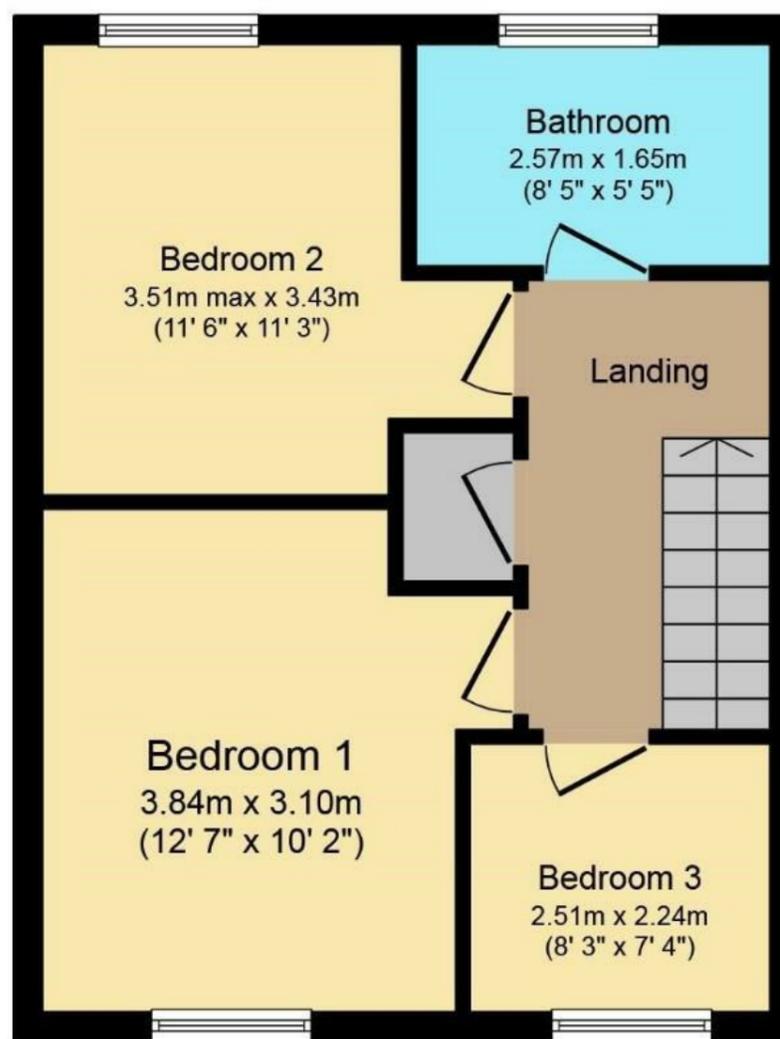
#### GARAGE

Single garage with up and over door and personal door and hardstanding.



### Ground Floor

Floor area 38.9 sq.m. (418 sq.ft.) approx



### First Floor

Floor area 38.9 sq.m. (418 sq.ft.) approx

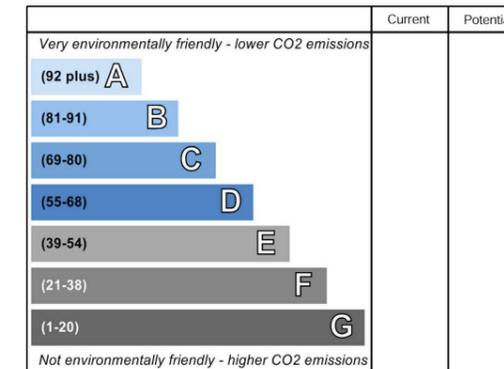
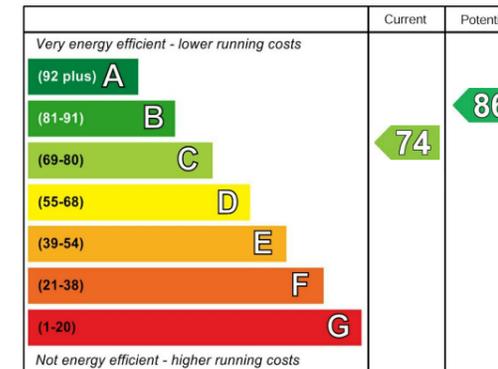
Tenure: Freehold  
Council Tax Band: B

- Well Presented Three Bedroom Property
- Entrance Hall
- Spacious Kitchen/Diner
- Lounge
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Garage and Hardstanding
- No Chain

Total floor area 77.8 sq.m. (837 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.