



Stanshawe Crescent

Yate, BS37 4EB

Guide Price £300,000



This fine three bedroom end of terrace home enjoys an end position with good sized Southerly facing rear garden and off road parking in the front of the property. the accommodation includes an entrance hall, lounge with archway leading to the dining area, kitchen, family bathroom and three bedrooms. Further benefits are gas central heating, double glazing and a garage in a block and the property is situated within walking distance of Yate Shopping Centre. Don't delay ring Hunters for an early internal inspection in order to secure!



ENTRANCE HALL

Double glazed door to front, understairs cupboard, stairs to first floor, radiator.

LOUNGE 14'3" x 12'1" max - 10'10" (4.34 x 3.68 max - 3.30)

Double glazed window to front, laminate flooring, radiator.

DINING AREA 9'0" x 8'6" (2.74 x 2.59)

Laminate flooring, double glazed doors to rear garden.

KITCHEN 9'5" x 8'10" (2.87 x 2.69)

Double glazed window to rear, wall and base units, work surfaces, one and a half bowl single drainer sink unit, space for oven/cooker hood, space for washing machine, tiled floor, door to rear garden.

LANDING

Access to loft space.

BEDROOM ONE 13'7" x 11'0" (4.14 x 3.35)

Double glazed window to front, cupboard housing Ideal gas boiler, laminate flooring.

BEDROOM TWO 11'0" x 9'0" (3.35 x 2.74)

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 8'6" x 7'1" (2.59 x 2.16)

Double glazed window to front, laminate flooring, radiator.

BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, heated towel rail, tiled walls and floor.

OUTSIDE

Lean to 8' 7" x 7' 9" outside tap, double glazed door to rear garden.

FRONT GARDEN

Laid to block pavier.

REAR GARDEN

Laid to lawn, paved, lean to 8' 7" x 7' 9" outside tap, double glazed door.

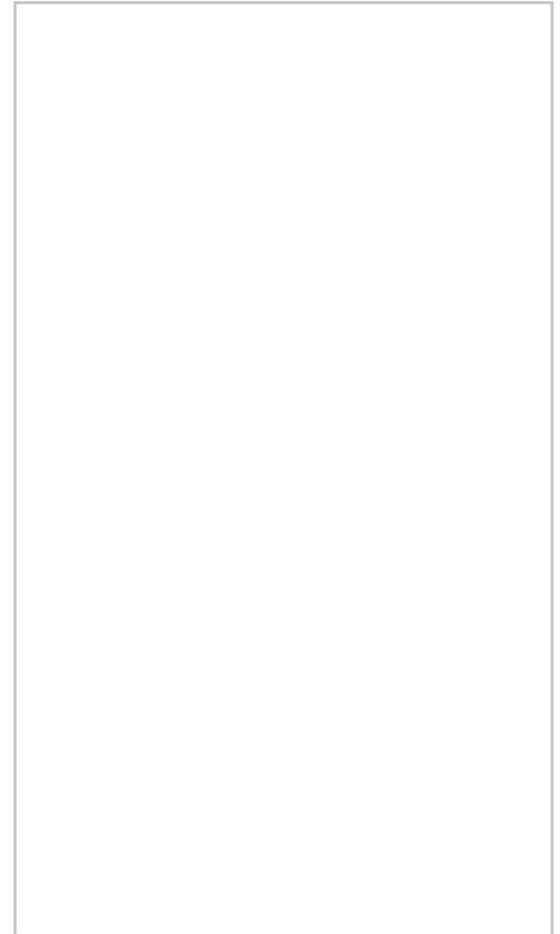
GARAGE

Single garage in a block.

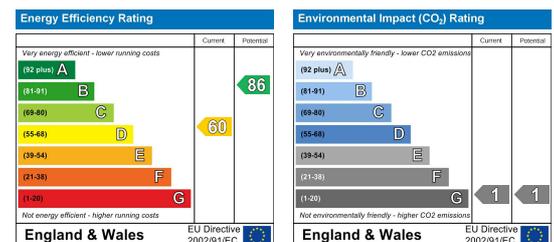
Area Map



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.

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