



## 67 Littledean, Yate, Bristol

- No Upward Chain
  - Lounge/Diner
  - White Bathroom
  - Garage & Parking
- Semi Detached
  - Kitchen
- Gardens to Front & Rear
  - New Carpets

**£267,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

This three bedroom semi detached house is being offered for sale with no upward chain. The property briefly comprises entrance hallway, lounge/diner and kitchen to the ground floor. Upstairs can be found three bedrooms and white family bathroom. Further benefits include gardens to front and rear, new fitted carpets to hall, entrance and bedrooms, garage and parking for two vehicles. Viewing strongly advised.

#### Entrance Hallway

Double glazed door with matching double glazed side panel, stairs to 1st floor, radiator, new carpet, doors into

#### Lounge/Diner

24'5" x 11'6" - 9'5"

Double glazed window to the front and double glazed door with full length double glazed window to the rear, two radiators, wood effect flooring, door into

#### Kitchen

12'11" x 7'11"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with part tiled walls, electric oven and hob with extractor fan over, integrated fridge and freezer, spaces for washing machine and dishwasher, tiled flooring.

#### 1st Floor Landing

Access to part boarded loft space with ladder and boiler, airing cupboard, new fitted carpets, doors into

#### Bedroom One

13' x 10'

Double glazed window, radiator, new fitted carpet.

#### Bedroom Two

10'7" x 9'5"

Double glazed window, radiator, new fitted carpet.

#### Bedroom Three

8'7" x 7'6" max

Double glazed window, radiator, new fitted carpet.

#### Bathroom

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, radiator.

#### Outside

The front garden is laid to lawn with mature hedge borders and tree with pathway leading to the front door and to the side gate accessing the rear garden.

The enclosed rear garden is laid to stones with patio and pathway leading to the gated rear access.

#### Garage

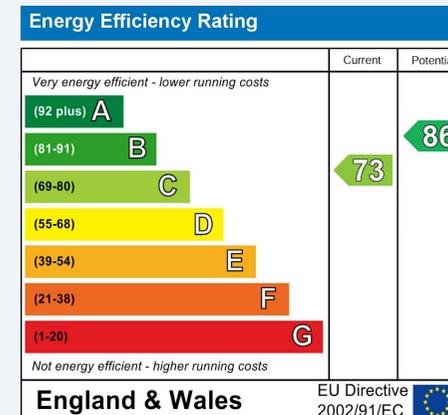
There is a single garage with up and over door and hard standing parking space to the side. There is a further nearby allocated parking space.





## 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.



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

### 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.



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