



Edgeworth,  
Yate,  
BS37 8YP

£280,000

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Welcome to this fine end of terrace house fronting Shireway offering ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of room for the whole family to unwind and make this house a home. The property features a modern bathroom perfect for those busy weekday mornings or a relaxing soak after a long day. Further benefits to the property are gas central heating, double glazing, gardens and garage. Situated in Edgeworth, Yate, this house benefits from a pleasant environment within walking distance to the local primary school. Whether you're looking to enjoy a leisurely stroll in the nearby parks or explore the town centre, this property offers the best of both worlds. Don't miss out on the opportunity to make this lovely house your own and create lasting memories in a wonderful community. Contact us today to arrange a viewing and take the first step towards finding your dream home in Edgeworth, Yate.



#### ENTRANCE HALL

Double glazed door to front, double glazed panel, stairs to first floor, radiator.

#### LOUNGE/DINER 23'11" x 11'7" - 9'0"

Double glazed window to front, feature fire place with electric fire, two radiators, double glazed sliding patio door.

#### KITCHEN 11'6" x 8'6"

Double glazed window to rear, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, space for oven, space for fridge freezer and space for washing machine.

#### LANDING

Cupboard housing Valliant gas boiler, access to loft space.

#### BEDROOM ONE 12'11" x 10'3"

Double glazed window to front, radiator.

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

Double gazed window to front, radiator.

#### BEDROOM THREE 8'9" x 7'6"

Double glazed window to front, radiator.

#### BATHROOM

Double glazed window to rear, modern suite of bath with shower over, pedestal wash hand basin, W/C, tiled walls and floor.

#### FRONT GARDEN

Laid to lawn.

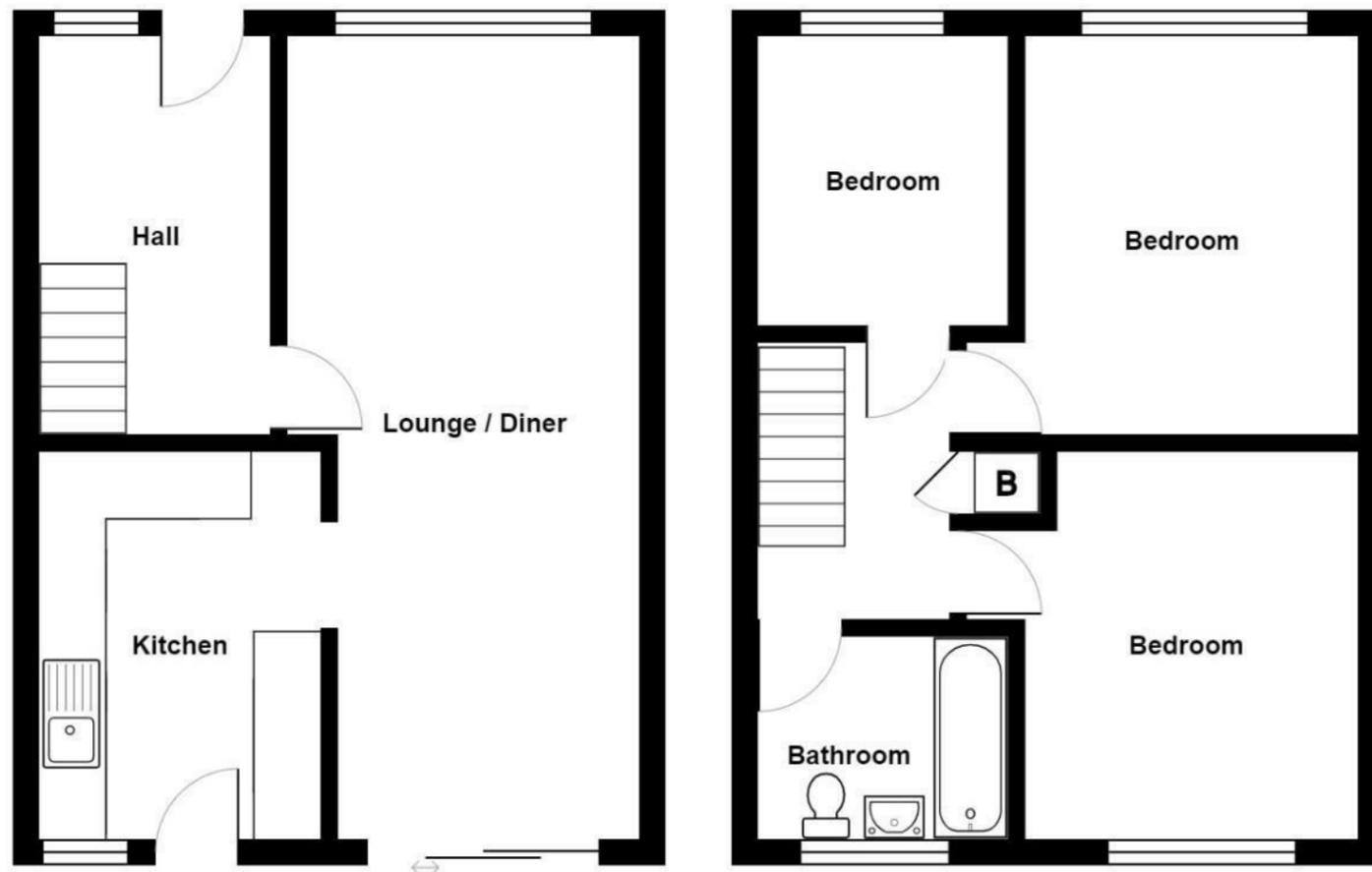
#### REAR GARDEN

Laid to lawn, patio.

#### GARAGE

Single up and over door and hardstanding.

Tenure: Freehold  
Council Tax Band: B



- Well Presented Three Bedroom End of Terrace
- Entrance Hall
- Modern Kitchen and Bathroom
- Lounge/Diner
- Gas Central Heating
- Double Glazing
- Gardens
- Garage
- Fronting Shireway

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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