



HUNTERS[®]
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Lancaster Road, Yate, Bristol | £325,000
Call us today on 01454 313575



Situated in a popular location this three bedroom semi detached house offers light and airy living accommodation. The property briefly comprises entrance porch, lounge and kitchen/diner to the ground floor. Upstairs can be found three bedrooms and white family bathroom. Further benefits include gas central heating, double glazing, gardens to both the front, rear and side with attached single garage and block paved driveway. Close to local amenities this property is sure to create much interest. Viewing strongly advised.

ENTRANCE PORCH

Double glazed door to front, tiled floor, radiator.

LOUNGE

17'0" x 12'10"

Double glazed window to front, laminate flooring, stairs to first floor, feature fire place, radiator,

KITCHEN

16'11" x 11'9"

Double glazed window to rear, range of wall and base units, stainless steel single drainer one and a half bowl sink unit, cooker hood, range oven, space for washing machine, tiled floor, radiator, French double glazed door to rear garden.

LANDING

Double glazed window to side, access to loft space, cupboard housing Worcester gas boiler.

BEDROOM ONE

12'4" x 10'0"

Double glazed window to front, radiator.

BEDROOM TWO

12'3" x 9'7" - 8'1"

Double glazed window to rear, radiator.

BEDROOM THREE

8'5" x 6'8"

Double glazed window to front, radiator.

BATHROOM

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

FRONT GARDEN

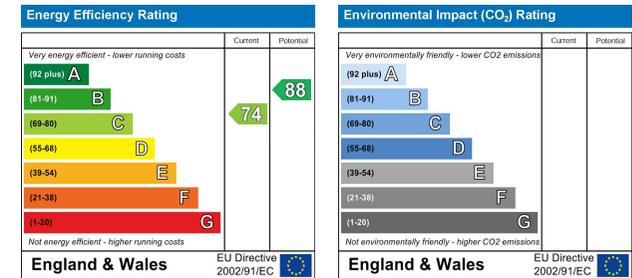
Laid to lawn, tree.

REAR GARDEN

Laid to lawn, patio, bushes, tree.

GARAGE

Single up and over door personal door and hardstanding.



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.

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