



## Westerleigh Road

Yate, BS37 4BQ

Offers In Excess Of £285,000



Coming soon this three bedroom semi detached property is situated in a non estate position with good sized garden. The property is in need of modernisation and offers the following: An entrance porch, entrance hall, lounge, dining area, kitchen, gas central heating, double glazing and side storage. No Chain!!



**ENTRANCE PORCH**  
Single glazed double doors.

**ENTRANCE HALL**  
Single glazed door, double glazed door to side, stairs to first floor, fitted cupboards, tiled floor, understairs cupboard, radiator.

**LOUNGE** 12'5" x 11'5" (3.78 x 3.48)  
Double glazed window to front, shelves, radiator.

**DINING AREA**  
Double glazed window to rear, feature fire place, cupboard housing Valiant gas boiler, radiator.

**KITCHEN** 10'2" x 9'8" (3.10 x 2.95)  
Double glazed window to rear, work surfaces, single drainer sink, space for oven, inset ceiling lights, box style radiator, door to side.

**BEDROOM ONE** 11'5" x 10'8" (3.48 x 3.25)  
Double glazed window to front, built in cupboard, radiator.

**BEDROOM TWO** 10'8" x 10'0" (3.25 x 3.05)  
Double glazed window to rear, built in wardrobe and cupboards

**BEDROOM THREE** 8'10" x 8'6" ( including cupboard ) (2.69 x 2.59 ( including cupboard ))  
Double glazed window to front.

**BATHROOM**  
Double glazed window to rear, shower cubicle, pedestal wash hand basin, W/C, storage cupboard, radiator.

**OUTSIDE**  
Side outer storage, double glazed door to front and door to rear.

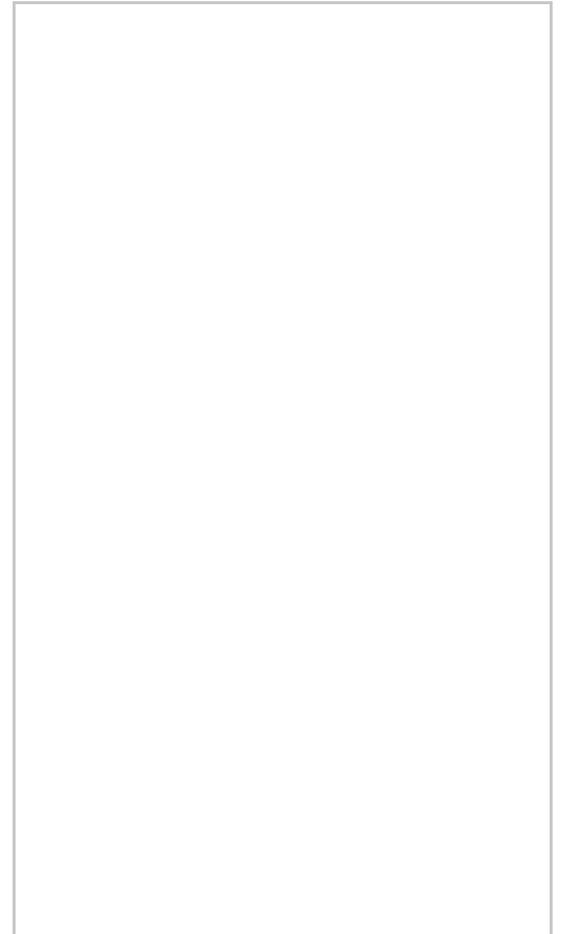
**FRONT GARDEN**  
Laid to lawn and paved hardstanding.

**REAR GARDEN**  
Good sized rear garden laid to lawn with bushes and trees.

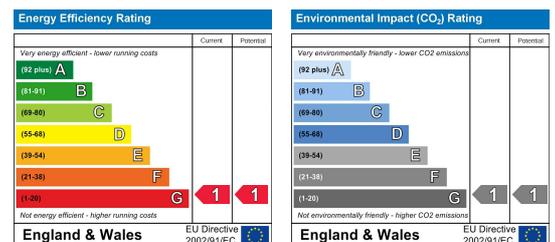
## Area Map



## 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.