



## Badgeworth

Yate, BS37 8YH

Offers In Excess Of £275,000



Situated off popular Shire Way and close to local amenities is this well presented 3 bedroom end of terrace house. Offering well appointed living accommodation that briefly comprises open plan lounge/diner, modern kitchen to the ground floor. Upstairs can be found 3 bedrooms and modern white bathroom. Further benefits include double glazing and gas central heating, gardens to front and rear, garage and parking. The property is being offered with no upward chain and an early internal inspection is strongly advised.



## LOUNGE/DINER 18'1" - 9'1" x 24'6" - 11'8" (5.51 - 2.77 x 7.47 - 3.56)

Double glazed door with matching double glazed side panels and double window to the front, stairs to first floor with cupboard under, two radiators, TV point, double glazed French doors to the rear, storage cupboard, wood effect flooring.

## KITCHEN 8'10" x 8'5" (2.69 x 2.57)

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, 1.5 sink unit, part tiled walls, built in electric cooker, hob and extractor fan over, spaces for fridge/freezer, space for slimline dishwasher and plumbing for washing machine.

## FIRST FLOOR LANDING

Access to loft space, airing cupboard housing Worcester boiler, doors into

## BEDROOM ONE 13'0"x 10'5" (3.96x 3.18)

Double glazed window to the front, radiator, wood effect flooring.

## BEDROOM TWO 11'9" x 10'7" (3.58 x 3.23)

Double glazed window to the rear, radiator, wood effect flooring.

## BEDROOM THREE 8'1" x 7'4" max (2.46 x 2.24 max)

Double glazed window to the front, radiator, wood effect flooring.

## BATHROOM 8'3" x 5'6" (2.51 x 1.68)

Double glazed window to the rear, modern white suite comprising panelled bath with mixer tap and electric shower over, vanity wash hand basin, WC, radiator, tiled walls and flooring.

## OUTSIDE

The front is laid to lawn with pathway leading to the front door. The enclosed rear garden is laid to patio with gated access to the front and further gated access to steps leading to the garage and parking.

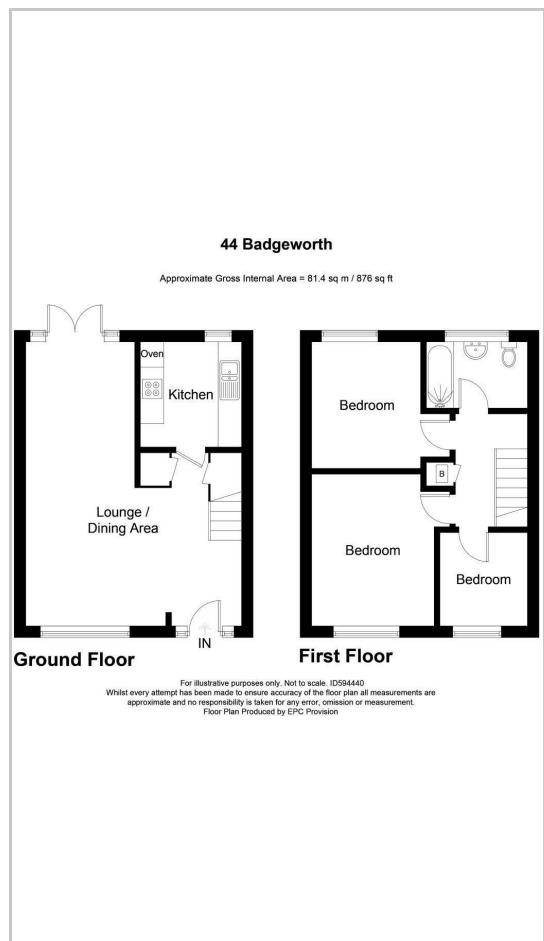
## GARAGE

There is a single garage with up and over and courtesy door to the side.

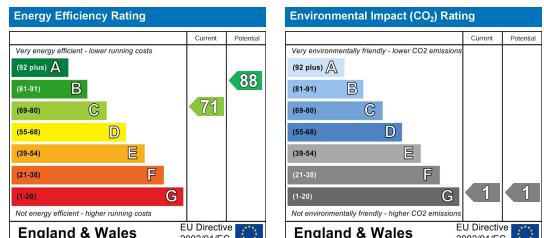
## Area Map



## 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.