

128 Kingscote, Yate

- Well Presented
- Semi Detached House
 - Lounge
- Modern White Bathroom
- Gardens to Front and Rear
- 3 Bedroom
- No Upward Chain
- Kitchen Opening to Dining Area
- Gas Central Heating & Double Glazed
- Garage & Parking

£285,000

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HERE TO GET *you* THERE

This well-presented property offers a delightful living experience without the hassle of a chain. Upon entering, you are greeted by a welcoming entrance porch that leads into an open plan entrance hall and lounge, creating a spacious and inviting atmosphere. The dining area seamlessly connects to the kitchen, making it an ideal space for entertaining family and friends.



This home boasts three comfortable bedrooms, perfect for families or those seeking extra space. The modern white bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both stylish and functional.



The property benefits from double glazing and gas central heating, providing warmth and comfort throughout the year. Outside, you will find well-maintained gardens to both the front and rear, offering a lovely outdoor space for relaxation or gardening enthusiasts. Additionally, the property includes a garage and parking, adding convenience to your daily life.



This residence is a wonderful opportunity for anyone looking to settle in an accessible location. With its appealing features and thoughtful layout, this property is sure to attract interest. Do not miss the chance to make it your new home.



Porch

Double glazed door to front, double glazed window to the side, wood effect flooring, multi paned door into

Hallway

Stairs to first floor with cupboard under, shelved open cupboard space, radiator with cover over, wood effect flooring, door into dining area and opening into

Lounge

14'6" x 11'7" max

Double glazed window to the front, TV point, electric fire set in a feature fireplace, radiator, wood effect flooring.

Dining Area

9' x 8'9"

Double glazed window and double glazed door to the rear, space for table and chairs, radiator, tiled flooring, opening into

Kitchen

9'1 x 9'

Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, spaces for electric oven with extractor fan over, plumbing for washing machine and further spaces for tumble dryer and fridge/freezer, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard housing Vaillant gas boiler, further doors into

Bedroom One

11' x 10'2" to wardrobes

Double glazed window to the front, built in wardrobes to one wall, radiator.

Bedroom Two

11'6" max x 11'

Double glazed window to the rear, radiator.

Bedroom Three

8'2" x 7'6" max

Double glazed window to the front, built in cupboard, radiator.

Bathroom

8'7" x 5'6"

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

Outside

The walled front garden, mainly laid to lawn with mature shrub and plant borders, gated pathway leading to the front door, with further gated access leading to the rear garden.

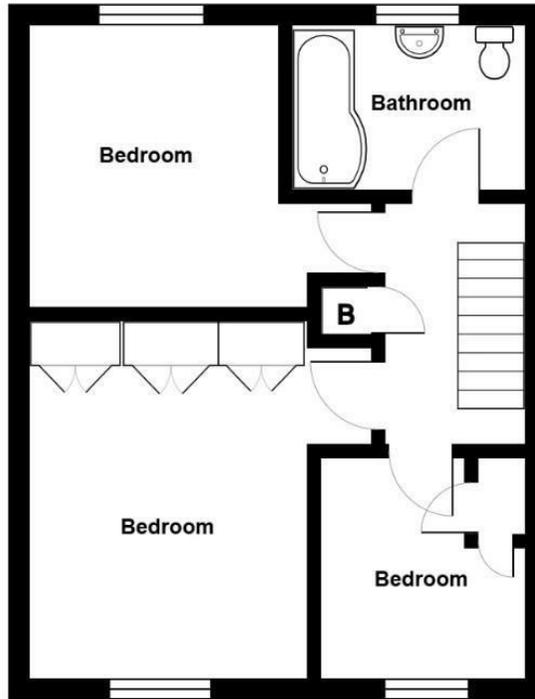
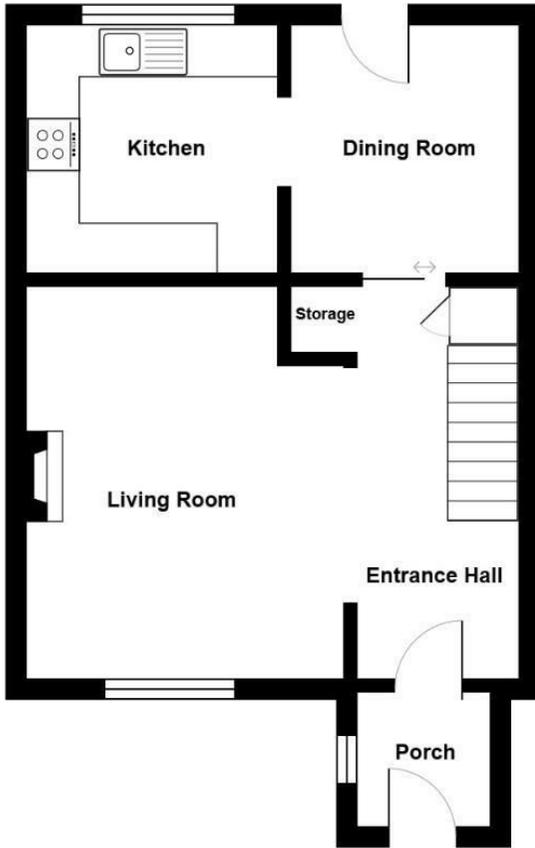
The enclosed rear garden is laid to patio with plant and shrub border, decked area with balustrades, outside tap, outside light, gated access leading to both the front and rear of the property.

Garage

There is a single garage with up and over door, light and power. and parking space to the side.

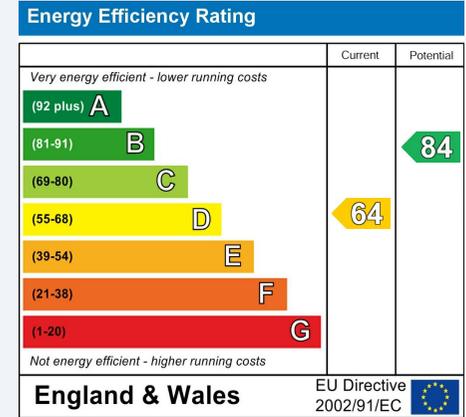
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ENERGY PERFORMANCE CERTIFICATE

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.

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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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