



## St. Andrews

Yate, Bristol, BS37 4DP

£280,000



This fine terraced bungalow is situated across from Yate Shopping Centre. The accommodation offers a lounge, kitchen, wet room, and two bedrooms. Further benefits are gas central heating, double glazing, good sized rear garden and a garage. Don't delay ring now in order to secure!! No Chain!!



## ENTRANCE PORCH

Double glazed door to front.

## ENTRANCE HALL

Radiator.

## LOUNGE 17'8" x 10'11" - 9'9" (5.38m x 3.33m - 2.97m)

Double glazed window to rear, feature fire place with electric fire, TV point, radiator.

## KITCHEN 12'6" x 7'4" (3.81m x 2.24m)

Double glazed window to rear, range of wall and base units, stainless steel single drainer sink unit, built in electric oven with gas hob, extractor hood, space for fridge freezer, storage cupboard, tiled floor, inset ceiling lights, radiator.

## REAR LOBBY

Gas boiler, space for washing machine, double glazed door to rear garden.

## BEDROOM ONE 12'11" x 9'0" (3.94m x 2.74m)

Double glazed window to front, built in double wardrobe, radiator.

## BEDROOM TWO 12'3" x 9'10" (3.73m x 3.00m)

Double glazed window to front, storage cupboard, radiator.

## WETROOM

Window to rear, shower area, vanity wash hand basin, WC, heated towel rail, tiled to visible walls and floor.

## FRONT GARDEN

Laid to gravel stones.

## REAR GARDEN

Good sized rear garden laid to lawn, trees, bushes, two garden sheds, flower bed, patio.

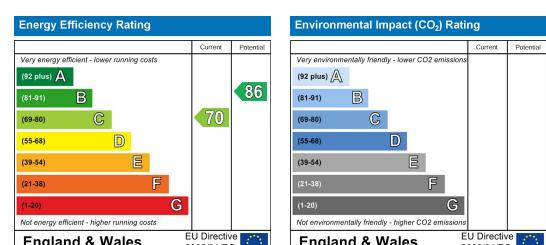
## GARAGE

Single garage in a block.

Area Map



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.

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