



Blackberry Close

Yate, BS37 7DE

Guide Price £280,000



A credit to the present owners is this modern end of terrace property offering an entrance hall, downstairs cloakroom, lounge, excellent kitchen/diner, two bedrooms and a modern bathroom. Further benefits are gas central heating, double glazing, Westerly facing rear garden and double parking space to the front. Internal inspection recommended!!



ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM

White pedestal wash hand basin, W/C, laminate flooring, radiator.

LOUNGE 14'4" (including stairs) - 11'5" x 12'10" max (4.37 (including stairs) - 3.48 x 3.91 max)

Double glazed window to front, TV point, laminate flooring box style radiator, further radiator.

KITCHEN/DINER 14'4" x 9'2" (4.37 x 2.79)

Double glazed window to rear, range of modern wall and base units, work surfaces, single drainer sink unit with mixer tap, built in electric oven and gas hob, cooker hood, integral fridge freezer, slimline dishwasher, and washing machine., Ideal gas boiler, understairs cuoboard, tiled flooring, double glazed French doors to rear garden.

LANDING

BEDROOM ONE 11'0" x 10'8" (3.35 x 3.25)

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

BEDROOM TWO 11'2" x 7'9" (3.40 x 2.36)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, white suite of bath with shower over, pedestal wash hand basin, W/C, radiator.

FRONT

Small border of bushes. laid to block pavier of double hardstanding for two cars.

REAR GARDEN

Laid to lawn with bushes, patio, garden shed.

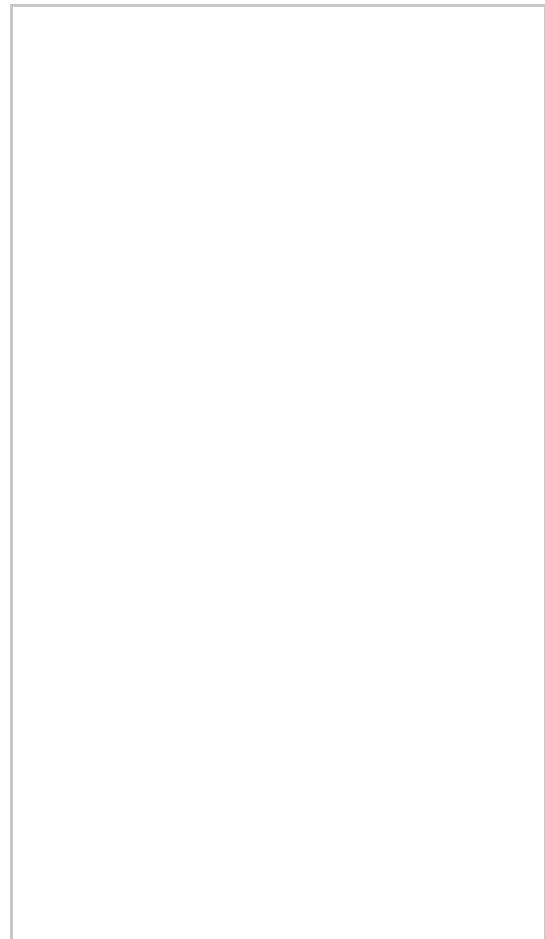
AGENTS NOTE

Maintenance charge £211 annually

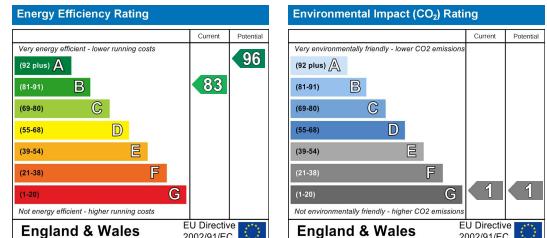
Area Map



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.

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