



139 Maisemore, Yate, Bristol, BS37 8UN

- Three Bedrooms
- Lounge/Diner
- Modern Bathroom
- Double Glazing
- Garage
- Entrance Hall
- Fitted Kitchen with Rangemaster oven
- Gas Central Heating
- Gardens
- Carport

Guide Price £270,000

HUNTERS®
HERE TO GET *you* THERE

A credit to this present owner is this stunning three bedroom property including an excellent well fitted kitchen, lounge/diner and modern bathroom. Further benefits are gas central heating, double glazing, westerly facing rear garden, garage and carport. We advise an early internal inspection in order to secure!

ENTRANCE HALL

Double glazed door to front, understairs cupboard, stairs to first floor, double glazed door to rear garden.

LOUNGE/DINER

23'11" x 11'8"

Double glazed window to front, two radiators, double glazed doors to rear garden.

KITCHEN

9'0" x 8'2"

Double glazed window to rear, range of modern wall and base units, work surfaces, sink with mixer tap, work surfaces, Rangemaster oven and cooker hood, integral slimline dishwasher and washing machine, space for fridge freezer, tiled floor, double glazed door to rear garden.

LANDING

Access to loft space, cupboard housing Vaillant gas boiler.

BEDROOM ONE

13'0" x 10'3"

Double glazed window to front, radiator.

BEDROOM TWO

11'6" x 10'8"

Double glazed window to rear, radiator.

BEDROOM THREE

8'5" x 7'4"

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

BATHROOM

Double glazed window to rear, white suite of bath with shower over, vanity wash hand basin, W/C, part tiled, heated towel rail.

FRONT GARDEN

Laid to lawn with bushes.

REAR GARDEN

Laid to lawn, tree, bushes, slate gravel border.

GARAGE

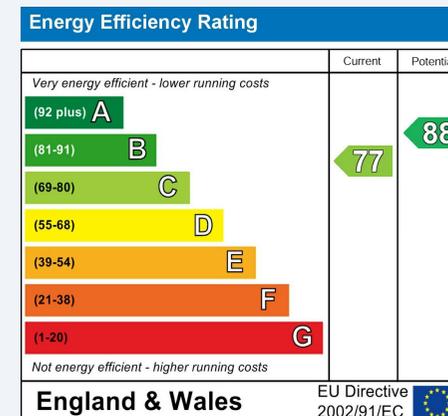
Single up and over door, personal door, carport.





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.

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.

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.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>