

HUNTERS[®]

HERE TO GET *you* THERE



Highworth Crescent

Yate, Bristol, BS37 4HL

£265,000



This extended terraced home enjoys a pleasant position with a Westerly facing rear garden. The property offers an entrance porch, hall, lounge/diner, kitchen/breakfast room, shower room and three bedrooms, double glazing and a garage. No Chain!



ENTRANCE PORCH
Double glazed sliding door to front.

ENTRANCE HALL
Single glazed door to front, understairs cupboard, stairs to first floor, laminate flooring, electric storage heater.

LOUNGE/DINER 23'4" x 11'9" - 10'7" - 8'1" (7.11m x 3.58m - 3.23m - 2.46m)
Double glazed window to front, feature fire place, tv point, two electric storage heaters.

KITCHEN/BREAKFAST ROOM 19'7" x 9'4" - 7'9" (5.97m x 2.84m - 2.36m)
Double glazed window to rear, wall and base units, worksurfaces, stainless steel sink unit, tiled splashbacks, built in electric oven and electric hob, extractor hood, spaces for fridge and freezer, electric storage heater.

LANDING
BEDROOM ONE 13'3" x 9'11" (to inside of wardrobes) (4.04m x 3.02m (to inside of wardrobes))
Double glazed window to front, electric storage heater

BEDROOM TWO 9'10" x 9'10" (3.00m x 3.00m)
Double glazed window to rear, electric storage heater

BEDROOM THREE 7'8" x 7'1" - 9'2" (2.34m x 2.16m - 2.79m)
Double glazed window to front.

BATHROOM
Double glazed window to rear, double shower cubicle, pedestal wash hand basin, W/C, part tiled.

FRONT GARDEN
Paved with bushes, trees, garden gate.

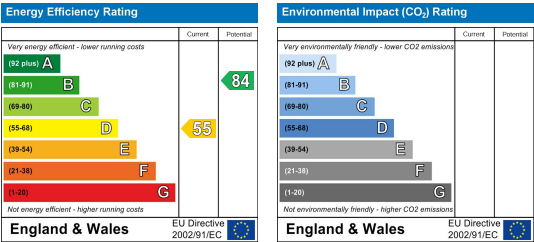
REAR GARDEN
Laid to lawn and paved.

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. **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.