



8 Crosby Road, Yate, Bristol

- Townhouse
- Lounge
- Double Glazing
- No Upward Chain
- 3 Bedrooms (Ensuite)
- Downstairs Cloakroom
- Gardens
- Kitchen/Diner/Family Area
- Gas Central Heating
- Garage and Off Road Parking For Two Cars

£350,000



This fine three/four bedroom mid terraced town house situated over three floors offers contemporary family living comprising of an entrance hall, a downstairs cloakroom, study/fourth bedroom modern open plan kitchen/diner/family area, lounge, en-suite and modern bathroom. Further benefits are gas central heating, double glazing, gardens, garage and off road parking for two cars. The lovely home had at new upgrades to the flooring, kitchen and bathroom. Situated conveniently to the property are parks, a new Nursery and new Sainsbury's. Internal inspection recommended for full appreciation!!

ENTRANCE HALL

Double glazed door to front, stairs to first floor, luxury vinyl flooring, radiator.

DOWNSTAIRS CLOAKROOM

White wash hand basin, pedestal wash hand basin, WC, luxury vinyl flooring, radiator.

KITCHEN/DINER/FAMILY AREA

19'2" x 13'6" max

Range of modern wall and base units, work surfaces, stainless steel single drainer unit, built in electric oven and electric hob, cooker hood, integral fridge freezer and dishwasher, understairs storage cupboard housing gas boiler, inset ceiling lights, luxury vinyl flooring, radiator.

FIRST FLOOR LANDING

Double door cupboard, stairs to second floor, radiator.

LOUNGE/BEDROOM

13'7" x 10'7"

Double glazed window to rear, radiator.

BEDROOM ONE

13'7" x 10'10" - 8'3"

Double glazed window to front, radiator.

EN SUITE

Shower cubicle white vanity wash hand basin, WC, heated towel radiator.

SECOND FLOOR LANDING

BEDROOM TWO

13'7" x 12'4" max

Double glazed window to front, Keylite roof window, (sloping ceiling) radiator, access to loft space.

BEDROOM THREE

13'6" max x 10'7" max - 8'11"

Double glazed window to rear, double glazed Keylite roof window, sloping ceiling, radiator.

BATHROOM

White bath with shower over, vanity wash hand basin, WC, heated towel radiator.

FRONT GARDEN

Small front garden with lawn and bushes.

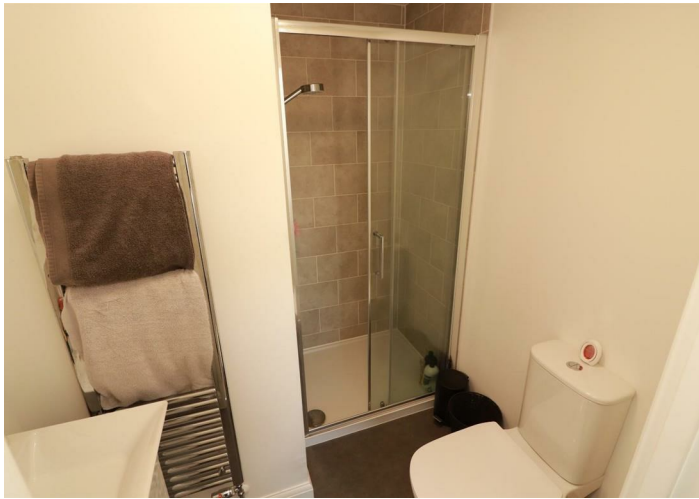
REAR GARDEN

Mainly laid to lawn with rear access to garage.

GARAGE

16'11" x 8'3"

Single garage with up and over door in a block of two just across from the property with hardstanding in front for two cars.






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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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>