

2 Painswick Drive, Yate

- End of Terrace House
- Well Presented with No Chain
 - Kitchen/Diner
 - Modern White Bathroom
- Gardens to Front & Both Sides
- Set in Good Sized Plot
 - Lounge
 - 3 Double Bedrooms
- Double Glazed Gas Central Heating
- Double Garage with Parking for Multiple Vehicles

£350,000

HUNTERS®

HERE TO GET *you* THERE

Situated in Painswick Drive, Yate, this charming three-bedroom end of terrace house presents an excellent opportunity for families and individuals alike. The property is conveniently located close to all essential amenities, ensuring that daily conveniences are just a stone's throw away.



Upon entering, you are welcomed by an entrance hall that leads to a comfortable lounge, perfect for relaxation and entertaining. The well-appointed kitchen diner is ideal for family meals and gatherings, providing a warm and inviting atmosphere. Upstairs, you will find three generously sized bedrooms, complemented by a modern white bathroom that adds a touch of contemporary elegance.



This home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The property is set within a good-sized plot, featuring enclosed gardens to the front and both sides, offering a private outdoor space for leisure and enjoyment.



Off-street parking is a notable advantage, accommodating up to three vehicles, and leads to a detached double garage, providing ample storage or workshop space. With no upward chain, this property is ready for you to move in and make it your own.



We strongly advise viewing this well-positioned and well-maintained property to fully appreciate its charm and potential. Don't miss the chance to secure a lovely home in a sought-after location.

Hallway

Double glazed door, radiator, stairs to 1st floor, tiled flooring opening into kitchen/diner and further door into

Lounge

18' x 10'4"

Two double glazed window to the side and double glazed window to the front, TV point, gas fire with wooden mantle, two radiators.

Kitchen/Diner

17'11" x 9'8" widening to 12'8"

Double glaze window and double glazed door to the side, range of modern wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap, part tiled walls, space for cooker with cooker hood over, spaces for washing machine, fridge/freezer, table and chairs, integrated dishwasher, radiator, tiled flooring.

First Floor Landing

Access to loft space, double airing cupboard with shelving and housing Vaillant gas boiler, doors into

Bedroom One

16'8" - 10'4" x 9'10" - 4'7"

Double glazed window to the front and side, radiator.

Bedroom Two

10'6" x 7'11"

Double glazed window to the side, radiator.

Bedroom Three

10'4" x 6'8"

Double glazed window to the side, radiator.

Bathroom

Double glazed window to the side, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, tiled to visible wall area, wood effect flooring.

Outside

The enclosed front garden is laid to lawn with mature hedge border with pathway to front door and to the side of the property where it is laid to stones with raised borders ready for planting. There is a further gated additional garden to the other side of the property laid to lawn with mature shrub plant and trees, summer house, outside tap, patio area and further patio with courtesy door into garage and gated access leading to the parking area.

Garage

19'8" x 11'10"

There is a detached garage with up and over door, light, power with rafter storage. Double glazed window to the rear and side and double glazed courtesy door into the garden.


There is off street parking for 3 vehicles laid to stones leading to the detached garage.

Agents Note

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.



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