



## SUTHERLAND AVENUE, YATE, BRISTOL

A rare chance to own a modern, well presented property on the North side of Yate, on a substantial corner plot. This fantastic property includes two bedrooms, conservatory, garage, parking and would make a perfect first home or investment property.  
Call our office today for your exclusive viewing.

Freehold | 2 bedroom end-terraced house for sale





A rare find in a central Yate location; this very well presented, modern, end of terrace home sits nestled and tucked away in a popular cul-de-sac location, and is readily available to view. on entering this stylish home, you will find a light entrance hall, modern kitchen with gloss units and wooden work surfaces, open plan, modern lounge diner and a useful conservatory which completes the downstairs space. Upstairs comprises of an open landing area, two tastefully decorated bedrooms, with some built in storage and a modern family bathroom. The property further benefits from its own garage and parking and last but certainly not least a fantastic outside corner plot garden to envy others, complete with a low maintenance lawned area and privacy wall. A property not to be missed and certainly a fantastic asset to add to an investors portfolio or an ideal first home, call our office today to arrange your viewing before it's sold.

**Council Tax Band:** Band B

**Tenure:** Freehold

- End of Terrace
- Cul-de-Sac
- Well Presented Property
- Popular location close to local amenities
- Corner Plot
- Two bedrooms
- Conservatory
- Substantial garden space
- Garage and parking
- Gas central heating and Double glazing

#### **Entrance hall**

light entrance hallway, tastefully decorated with understairs storage

#### **Kitchen**

Modern fitted gloss units with wooden work surfaces and space for appliances.

#### **Lounge/diner**

Open plan lounge diner with dual aspect, modern, neutral decor and laminate flooring.

#### **Conservatory**

open, useful conservatory space, with surround view of the rear garden.

#### **Bedroom 1**

tastefully decorated, double bedroom

#### **Bedroom 2**

Sizeable second bedroom, tasteful decor and some built in storage space.

#### **Bathroom**

Modern family bathroom with contemporary white suite.

#### **Garage**

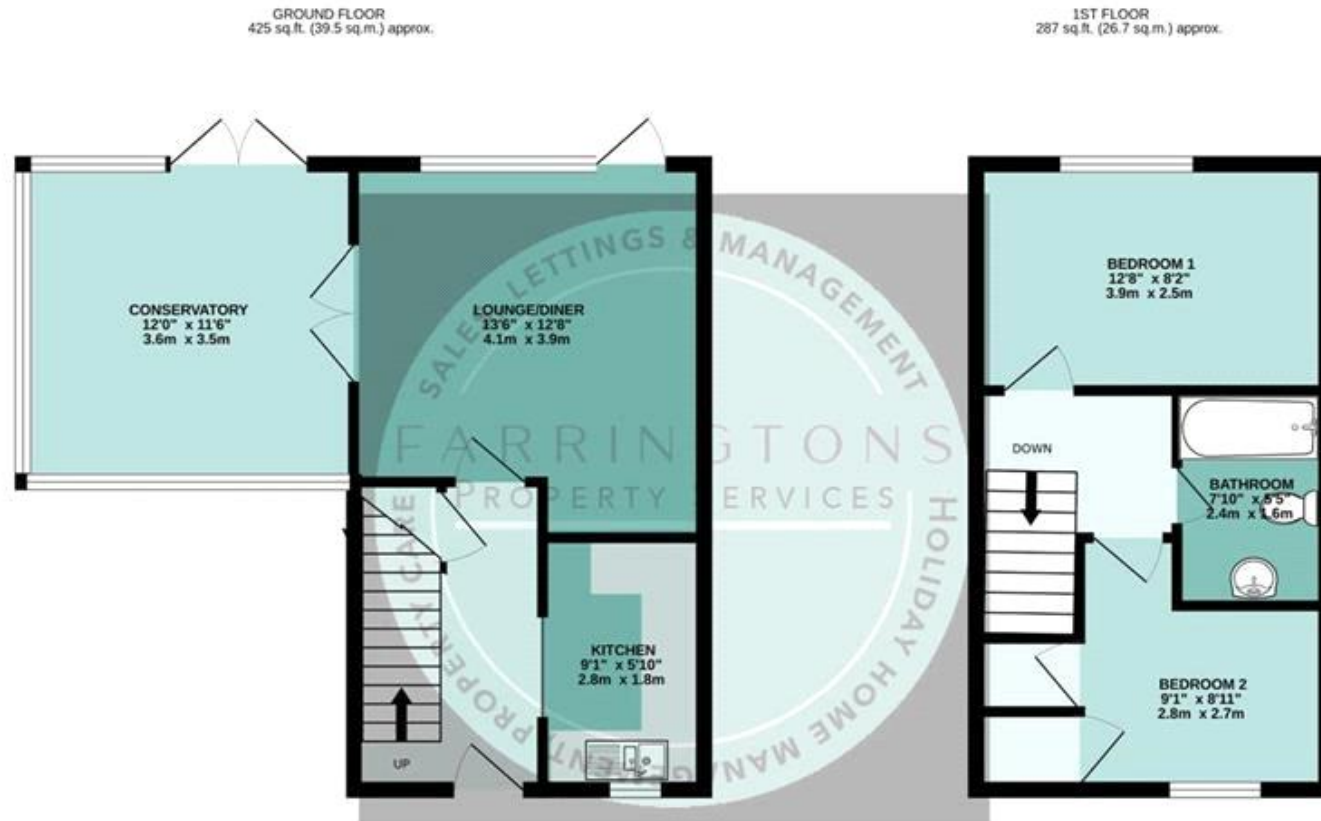
Single Garage with driveway parking

#### **Garden**

Sizeable, end plot, enclosed rear garden space, which is predominately laid to lawn with privacy wall and side gate access.

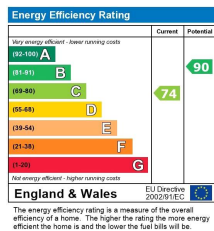






**TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only  
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