

BLAISDON, YATE, BRISTOL

OIEO £350,000 Freehold

Stylish, modern and readily available to view, this beautifully presented four bedroom, extended terraced property is a much welcome addition to the market and could be a fantastic future family home.

SSTC

- Popular location of Yate
- Heavily updated by current owner
- Immaculately Presented
- Four bedroom property
- Modern Kitchen / Diner
- Downstairs W/C with Shower
- Terraced property
- Low maintenance rear

Situated in the popular location of Blaisdon with schools and amenities close by this immaculate, extended, terraced family home is an opportunity not to be missed.

Inside the home you are blessed with a welcoming, light entrance hallway, cosy and stylish lounge, useful, modern, downstairs shower room, and a contemporary, tasteful kitchen diner, with integral appliances, island workspace, bespoke fitted blinds, and complimented with a comfortable and relaxing dining area; perfect for entertaining or dining with the family.

Upstairs is home to four bedrooms, three doubles and one single and a beautifully designed bathroom with a double sink unit and contemporary white suite.

The property outside further benefits with two sizeable, low maintenance gardens to the front and rear, with a bohemian style seating area, and a single garage with driveway parking.

A truly unique property of its kind and a chance to own your forever family home in the heart of Yate, call our office today to arrange your exclusive viewing.

Council Tax Band: Band B

Tenure: Freehold

Entrance hall

A light and spacious entrance hallway with ample storage space.

Lounge

A cosy and comfortable lounge with stylish and modern decor and views to the front of the property.

Downstairs Cloak room

A modern and useful shower room, complete with a contemporary and tasteful suite.

Kitchen/diner

A fantastic space, with integral appliances, built in Bosch hob and extractor fan, useful island workspace, bespoke fitted blinds, and a spacious family dining area.

Bedroom 1

A double bedroom with views to the rear garden, this is an added addition to the property that has been added by the current owners.

Bedroom 2

A modern double bedroom with views to the front of the property.

Bedroom 3

a sizeable double bedroom with views overlooking the rear garden

Bathroom

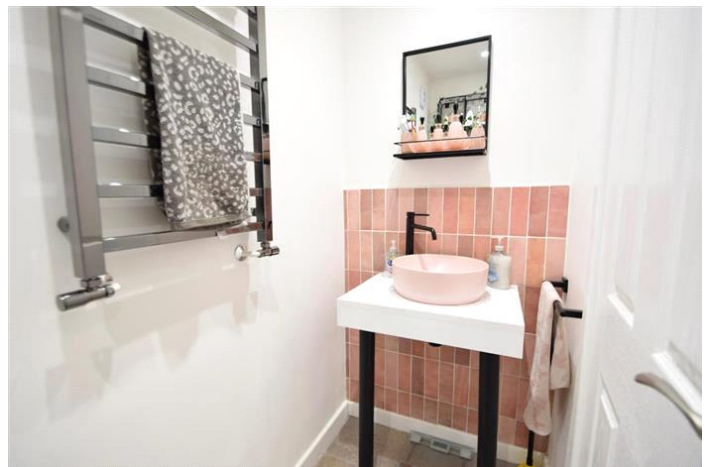
A modern bathroom, with contemporary white suite, fitted heated mirror and desirable double sink unit.

Bedroom 4

A single bedroom with views to the front of the property.

Garage

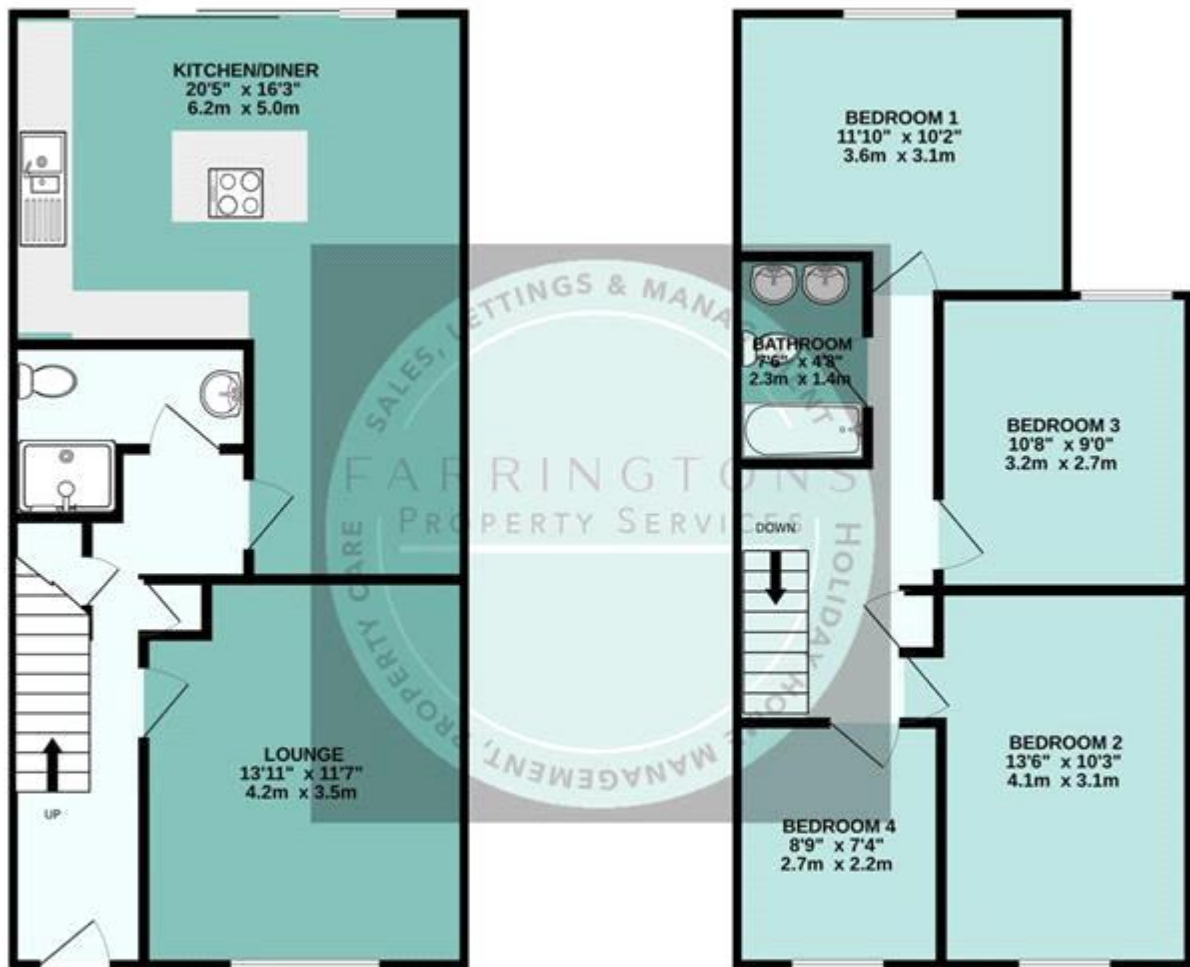
Single garage, with electric and power and driveway parking to the front.



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GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 85 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (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 | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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