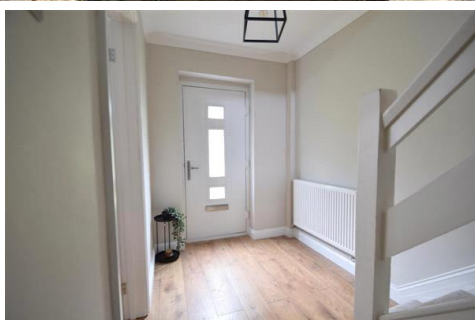




01454 326846

contact-us@mwfarringtons.co.uk



BLAISDON, YATE, BRISTOL

£279,000 Freehold

Beautifully presented and ready to move into! A simply stunning three bedroom terraced home, close to local amenities and schools. An opportunity not to be missed, call our office today!

SSTC

- Three bedrooms
- Popular location of Yate
- Close to Local Amenities and Schools
- Terraced home
- Well Presented Throughout
- Ideal for First Time Buyers or Investors
- Heavily updated by current owner

No stone unturned and with great attention to detail this fabulous home is a real find in the heart of Yate. Close by to local amenities, schools and transport links this recently revamped home is an ideal purchase! On entering the property you are welcomed into a spacious hallway with under stairs storage & integral cupboard space, a snug, stylish and sleek lounge with plenty of light, a hugely improved kitchen diner with heaps of storage and integral appliances and completed with a cosy sun room to the ground floor overlooking the private, enclosed garden. Upstairs is home to three bedrooms (two doubles, one single) all with great taste and modern design. The upstairs is further complimented by a newly refurbished bathroom with contemporary white suite. This immaculate home is further benefited by a sunny aspect garden, double glazing, gas central heating a useful garage and parking to the rear of the property. Not to be missed, this property is sure to be very popular call today to arrange your viewing before it's sold.

Council Tax Band: council tax band B
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Entrance hall

A spacious entrance hallway with under-stairs storage, integral cupboard space and plenty of light.

Lounge

A tastefully designed and decorated lounge space with views to the front of the property and access through to the Kitchen Diner.

Kitchen/diner

A modern and sleek kitchen that has recently been refurbished with plenty of base and eye level units, integral appliances and space for dining.

Snug Room

a dual aspect snug/sun room to the ground floor overlooking the rear garden. A tastefully decorated room with flexibility and versatility.

Bedroom 1

A spacious double room with tasteful decor overlooking the rear garden.

Bedroom 2

A double bedroom currently used for an exercise/study room that has been superbly decorated with views to the front of the property.

Bedroom 3

A sizeable single bedroom/study room with views over the rear garden.

Bathroom

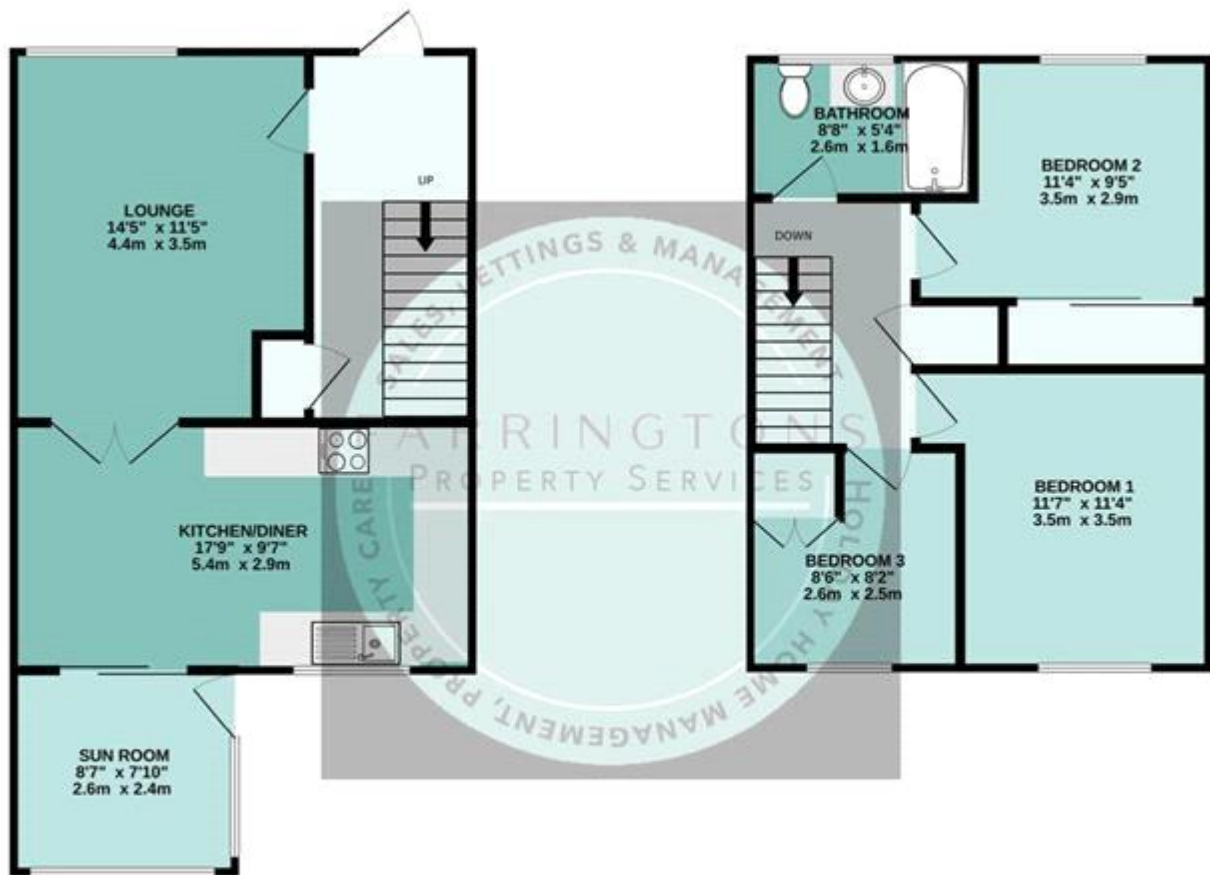
A beautifully re-designed and re-vamped bathroom with a white contemporary suite.



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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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		
(55-68) D	70	
(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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