



NAILSWORTH AVENUE, YATE, BRISTOL

SSTC

£340,000 Freehold

Opportunity awaits for those looking for something with bags of potential and a chance to show off some interior design skills. With three bedrooms, a sizeable corner plot and two storey extension this property is a rare find in a prominent Yate location!

- Central Yate location
- Three/Four bedroom home
- Close to Local Amenities and Schools
- Opportunity to extend further subject to planning
- Some modernising required
- Two Storey Extension
- Substantial Garden Plot

Plenty of potential and ideal for a growing family or a project home this a real find in a central Yate location. Close by to sought after schools and Yate's vibrant Town centre we welcome this fantastic property in Nailsworth Avenue to the market! The ground level offers an entry porch, open hallway, a dual aspect lounge diner, kitchen with integral appliances and a useful conservatory space. The ground floor further benefits from a downstairs shower room and a generous integral garage (part of the two storey extension). Upstairs, the property is home to three sizeable bedrooms with some built in wardrobe space, an updated shower room, a light and spacious double bedroom and additional handy kitchen space as part of the extension of the property. The outside is complete with a substantial corner plot and blank canvas garden along with a sizeable separate garage and driveway parking for several vehicles. A truly unique and versatile home that has plenty to offer, with boundless opportunity and even further room to grow subject to planning, arrange your viewing today before it's sold!

Council Tax Band: Band C
Tenure: Freehold

Entrance Porch

handy entrance porch with sliding door entry and doorway into the downstairs hallway.

Entrance hall

Spacious entrance hall with some under-stairs storage and doorway the lounge/diner and stairs rising to the first floor.

Lounge/diner

A generous lounge/diner with a dual aspect view, central ornamental feature fireplace and entry to the second stairway and kitchen.

Kitchen

Views to the rear garden with entry to the outside and ample base and eye level units with some integral appliances.

Conservatory

Handy conservatory space with surrounding views of the rear garden.

Bedroom 1

A double bedroom with views to the front of the property and plenty of integral wardrobe space.

Bedroom 2

A double bedroom with integral storage space and views over the rear garden.

Shower Room

An updated three piece family shower room with contemporary white suite and double, glass enclosure shower unit.

Bedroom 3

A sizeable single bedroom with views over the front of the property.

Integral garage

An integral garage with electric and power.

Downstairs Shower Room

Part of the second storey extension, a downstairs shower room with free standing shower cubicle with entry door to the garage.

Guest Bedroom

Part of the second storey extension, a light, sizeable double bedroom with stair entry access and doorway to the Kitchen.

Second floor Kitchen/Breakfast Room

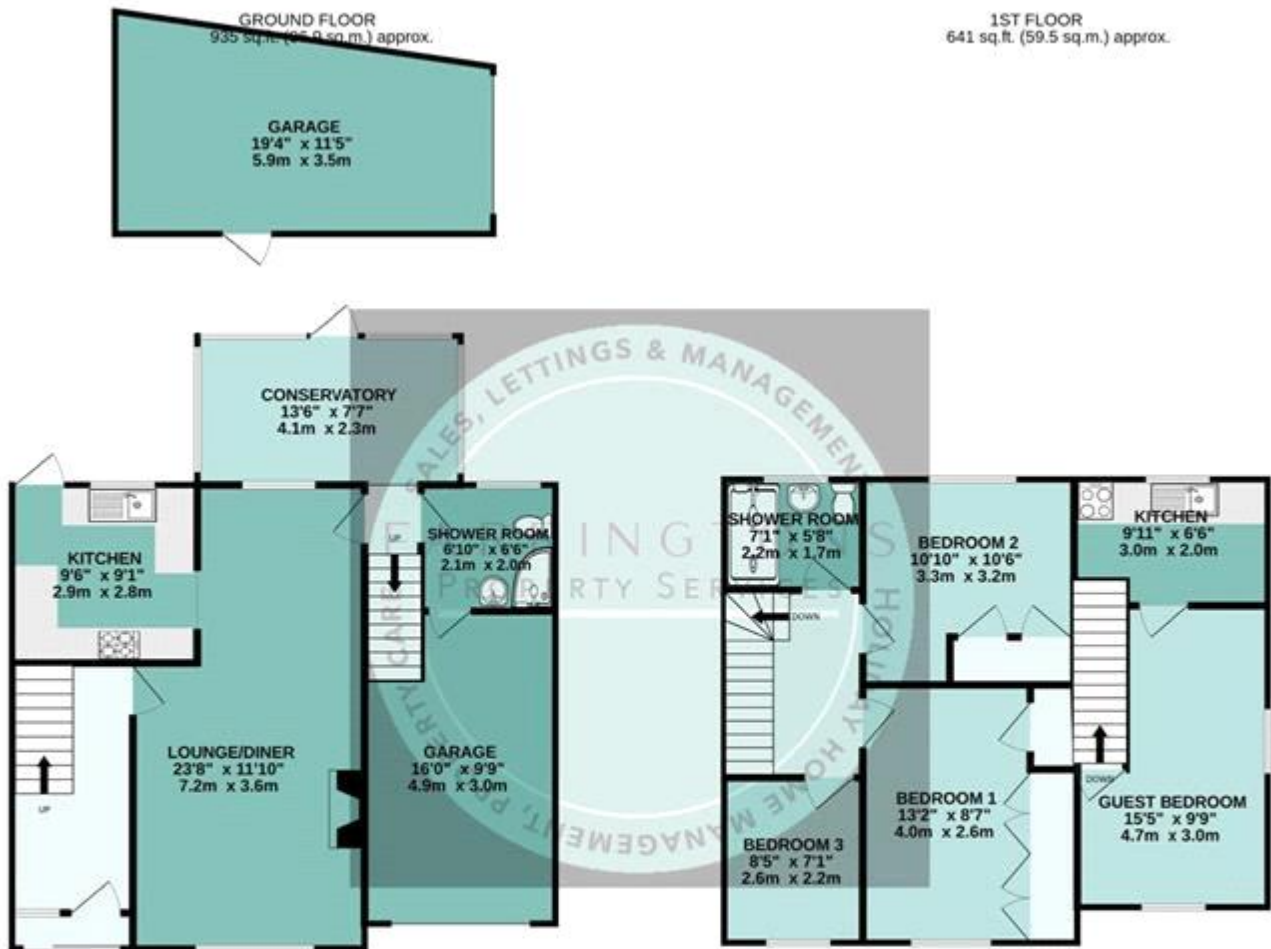
A secondary Kitchen situated as part of the second storey extension with plenty of work top and cupboard space and views over the rear garden.

Garage

A substantial garage located in the rear garden, with side access entry, and ample storage space.



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TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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	60	
(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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