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HIGHWORTH CRESCENT, YATE, BRISTOL

SSTC

OIRO £259,000 Freehold

In need of a personal touch and some interior design skills; this three bedroom terraced property has plenty to offer and is a great opportunity to show off some DIY skills and create a dream family home.

- Popular location of Yate
- No Onward Chain
- Requiring some updating
- Three bedrooms
- Mid Terrace Property
- Generous Garden Space
- Garage
- Conservatory
- Integral Wardrobe space
- Gas Central Heating

This three bedroom terraced property with endless opportunity and has just become readily available to the market, offered with no onward chain and close to local schools, amenities and with a generous garden plot this much loved family home is a perfect purchase for anyone looking to move to a central Yate location with bags of potential.

The ground level offers an open entrance hallway, lounge diner with a dual aspect and sliding doors to the rear garden, a kitchen space with plenty of units and storage and a handy conservatory with a full range view of the private enclosed garden.

Upstairs is home to three bedrooms with some integral wardrobe space and a family bathroom complete with white contemporary suite and a double shower unit.

Outside the property, the garden is blessed with a sizeable plot, substantial garage workshop, and a tidy well maintained area that has plenty of established plants and patio space.

A property in need of some creative flair with so much potential on offer and a great opportunity in a much sought after location; a must see before it's gone.

Council Tax Band: Band B

Tenure: Freehold

Entrance hall

An open entrance hallway with under-stairs storage and entry access to the lounge/diner and Kitchen.

Lounge/diner

A spacious Lounge diner with a dual aspect, feature fireplace surround and hearth, service hatch into the Kitchen and siding doors leading out to the rear garden.

Kitchen

Fitted with plenty of storage, worktop space and integral pantry cupboard and access into the useful conservatory.

Conservatory

A handy conservatory with views overlooking the rear garden and access to the outside.

Bedroom 1

A sizeable double bedroom with some integral wardrobe space.

Bedroom 2

A double bedroom with views overlooking the rear garden.

Bathroom

An updated family bathroom with contemporary suite and double shower unit.

Bedroom 3

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

Garage

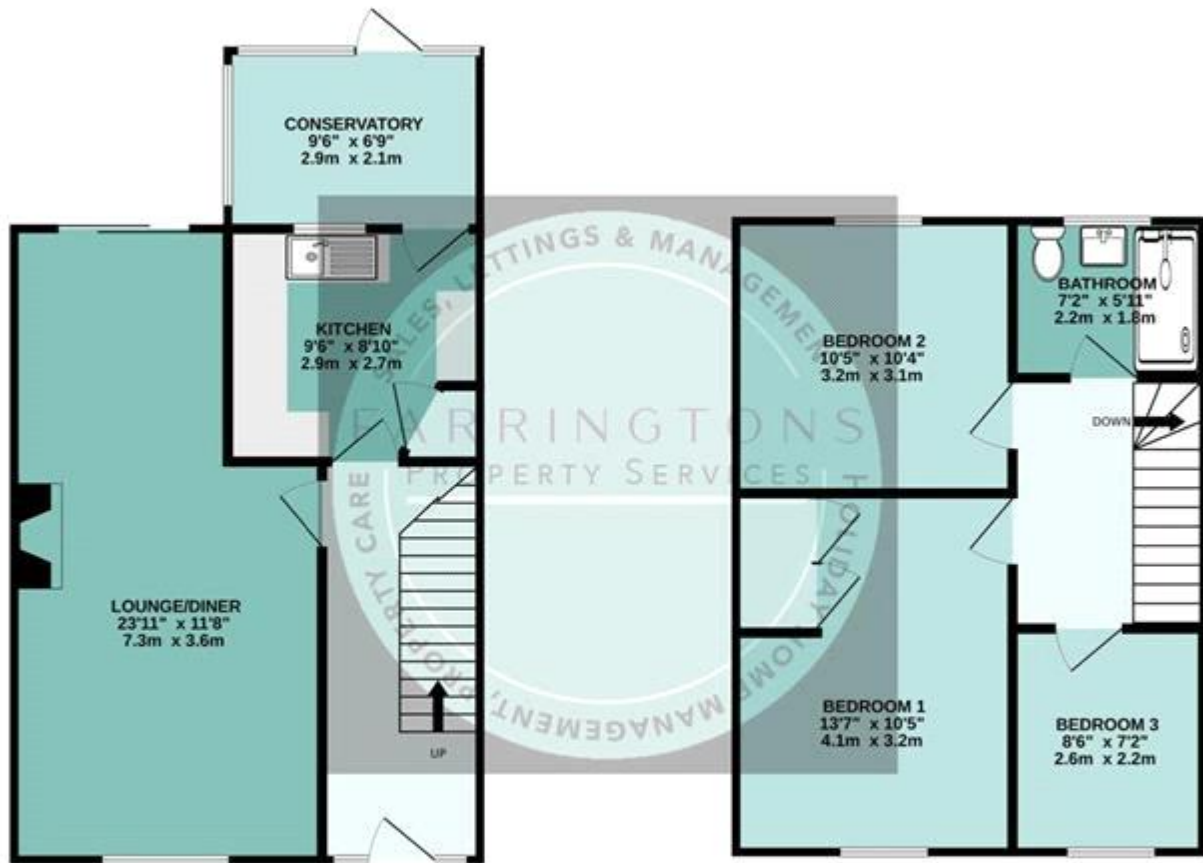
A useful garage/workshop with light and power which is accessible from the rear garden.



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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		
(81-91) B		
(69-80) C		
(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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