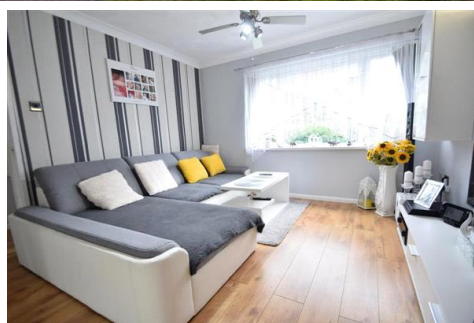




**01454 326846**  
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## HARESCOMBE, YATE, BRISTOL

**£280,000** Freehold

Offered with no onward chain we proudly offer this well presented, three bedroom, terraced home in a central yate location close by to local amenities, parks and schools.

**SSTC**

- No Onward Chain
- Terraced home
- Well Presented Property
- Close to Local Town Centre, Amenities and Schools
- Three bedrooms
- Garage and Off Street Parking
- Gas central heating and

Offered with no onward chain, this three bedroom property in Harescombe is a great find in a central Yate location, with Schools, amenities and everything you need close by; this could be a great future family home and your next property purchase! The home comprises of an entrance hallway, spacious open lounge diner, galley style kitchen with appliances, three bedrooms with some integral storage and a modern family bathroom. Outside, the property is blessed with an enclosed rear garden with some outside patio seating area, raised grass lawn and pretty established planting. The property further benefits from a single garage, off street parking, gas central heating and double glazing and is readily available to view.

Council Tax Band: Band B  
Tenure: Freehold

#### **Entrance hall**

open entrance hallway with under-stairs storage and, entry to lounge/diner, kitchen and stairs rising to the upper level.

#### **Lounge/diner**

A very spacious, dual aspect lounge diner with patio doors leading out to enclosed rear garden.

#### **Kitchen**

A galley style kitchen with base and eye level units, plenty of storage and work top space, room for fitted appliances and access to the rear garden.

#### **Bedroom 1**

A sizeable double bedroom with integral wardrobe space.

#### **Bedroom 2**

Double bedroom with views over the rear garden.

#### **Bathroom**

A main family bathroom with white suite, P shaped bath and over bath shower.

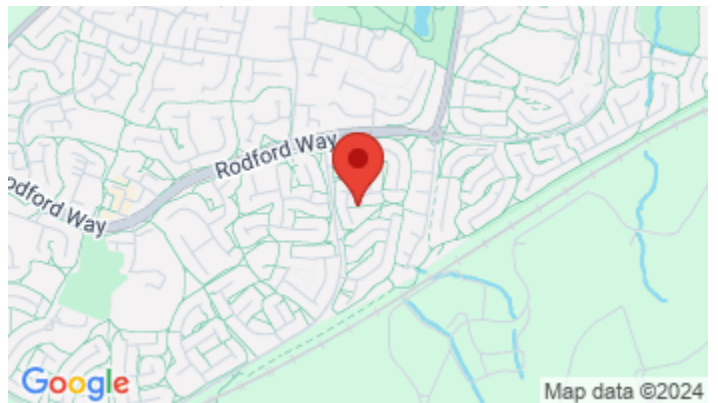
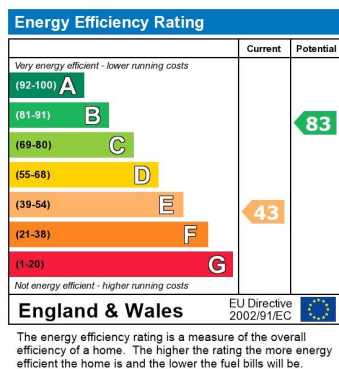
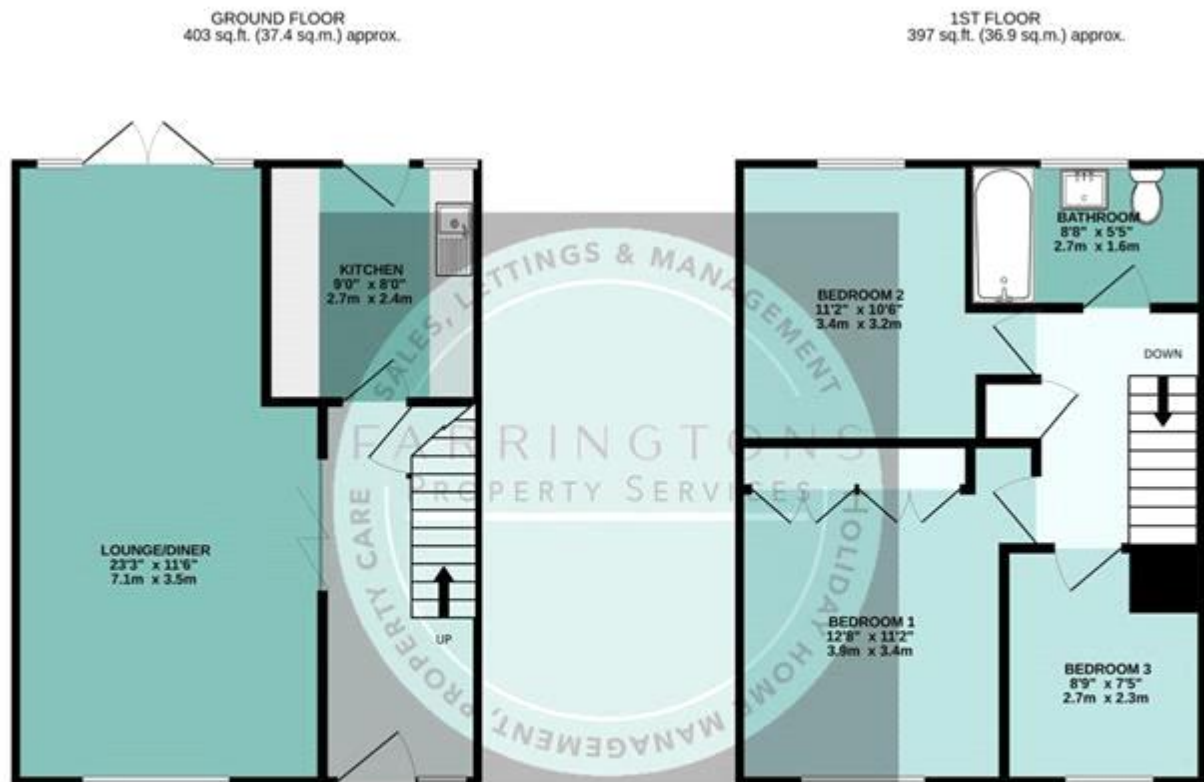
#### **Bedroom 3**

A single bedroom with "box over stairs" and views to the front of the property.





**HARESCOMBE, YATE, BRISTOL**  
**£280,000** Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.