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SUTHERLAND AVENUE, YATE, BRISTOL

£265,000 Freehold

Offered with no onward chain, this fabulous house is nestled in a peaceful cul-de-sac within Sutherland Avenue; this two bedroom home is a fantastic addition to the property market.

- No Onward Chain
- Two bedrooms
- Semi Detached Property
- Cul-de-sac Position
- North Yate Location
- Ideal for First Time Buyers or Investors
- Well Presented Property
- Private Rear Garden
- Garage and Off Street

In a quiet corner of Sutherland Avenue a popular spot in North Yate, this two bedroomed semi-detached property offered with no onward chain and is immediately available to purchase.

Positioned in the vicinity of Yates local transport links and amenities, this dwelling is in an extremely coveted location and could be a perfect first time home or investment opportunity.

The property comprises of a spacious entrance hall with under-stairs space, well presented kitchen and spacious lounge with access to the recently landscaped garden with updated patio area.

Upstairs offers a landing space, well proportioned bathroom with ceramic tiled flooring, principal bedroom which overlooks the garden and second bedroom with fitted wardrobe and airing cupboard.

The property also benefits from convenient off road parking, double glazing throughout and gas central heating as well as a single garage with eave storage offering further practicality to this property.

Not to be missed, give our office a call to arrange your exclusive viewing today.

Council Tax Band: B

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Private Garden

Entrance hall

The entrance hallway and comprises of laminate flooring, carpeted staircase which rises to the first floor and access to the kitchen and lounge.

Kitchen

The kitchen offers a view of to the front of the property, as well as laminate flooring and modern kitchen units and integrated cooker, hob and extractor.

Lounge

The lounge is carpet throughout which has been recently fitted as well as a door to the garden.

Bedroom 1

Bedroom one has a window with a rear aspect view as well as carpeted flooring, TV port and ceiling lights.

Bedroom 2

The second bedroom has a double glazed window with a front aspect view, carpeted flooring, ceiling light, a fitted wardrobe and an airing cupboard which houses the boiler.

Bathroom

The bathroom offers a window, ceramic tiled flooring, fully tiled walls, ceiling light, a bath with over head shower, low level toilet and wall mounted hand wash basin with fitted vanity unit.

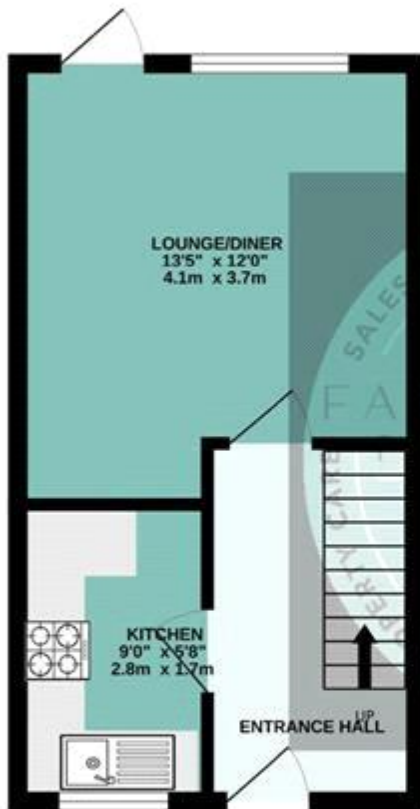
Garage

Single garage with up and over door, with built in eaves storage and power



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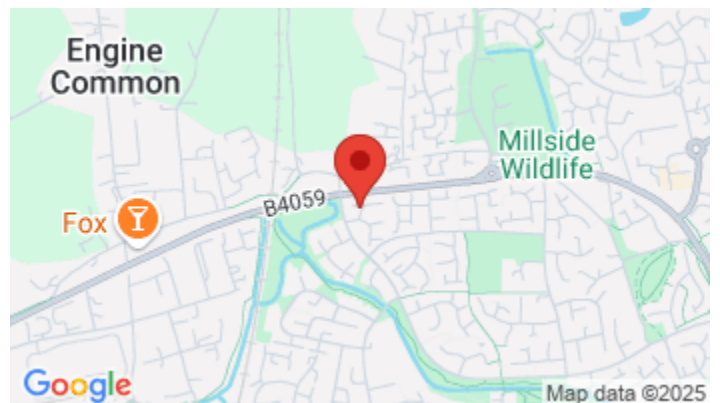
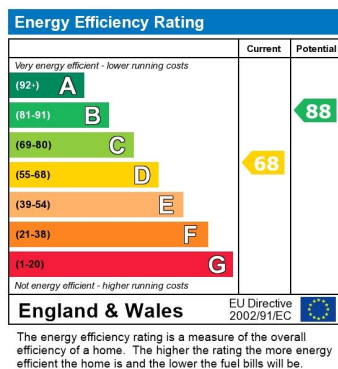
GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq ft. (50.0 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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