



102 Kingscote
Yate, Bristol, BS37 8YF

£210,000

Property Features

- Three bedrooms
- Double Glazing
- Garage
- Kitchen/Diner
- Carpet
- Early viewing advised
- West facing rear garden
- Central Heating



Full Description

ENTRANCE HALLWAY

Double glazed door with matching side panel to the hallway, staircase to the first floor, radiator, telephone point, laminate flooring,

LOUNGE

14' 5" x 11' 8" (4.39m x 3.56m)

Upvc double glazed window to the front, feature fire place, TV point, dado rail, double radiator and laminate flooring.

KITCHEN/DINER

17' 10" x 8' 10" (5.44m x 2.69m)

Double glazed window and French doors to the rear, range of wall and base units with rolled edge work surfaces, tiled splash backs, stainless steel 1.5 bowl sink unit, integrated double oven and hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space for a washing machine and space for a tumble dryer, tiled flooring to the kitchen and laminate to the dining area, door into the hallway.

LANDING

Access to the loft space, airing cupboard housing a 'Vaillant' combination boiler.

BEDROOM ONE

13' 10" x 10' 2" (4.22m x 3.1m)

Double glazed window to the front, wall lights, radiator.

BEDROOM TWO

10' 11" x 8' 11" (3.33m x 2.72m)

Double glazed window to the rear, coving, radiator.

BEDROOM THREE

8' 1" x 7' 6" max (2.46m x 2.29m)



Double glazed window to the front, radiator, coving and built in storage cupboard.

BATHROOM

8' 7" x 5' 6" (2.62m x 1.68m)

Upvc double glazed obscure window to the rear, white suite comprising of a corner bath, pedestal wash hand basin, low level WC, radiator, part tiled walls.

FRONT GARDEN

The front garden is laid is manly laid to lawn with a pathway leading to the front door.

REAR GARDEN

26' x 18' 0" approx (7.92m x 5.49m)

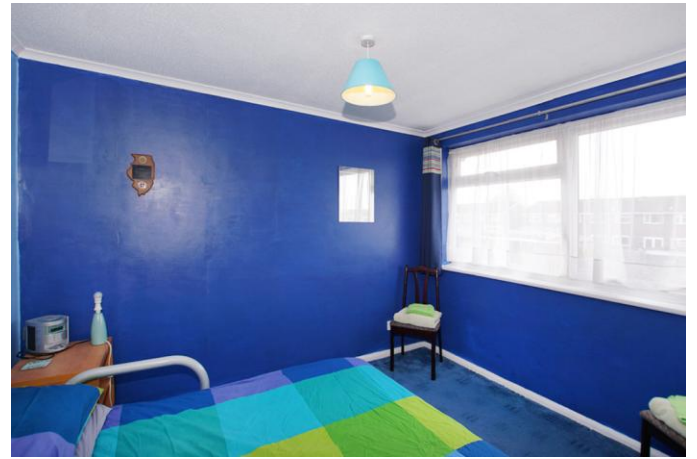
The enclosed west facing rear garden is mainly laid to lawn, patio, raised flower bed, outside tap and security lighting..

GARAGE

There is a single garage with and up and over door.

CARPORT

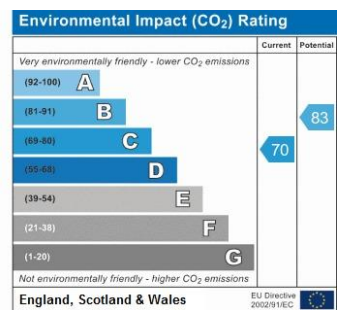
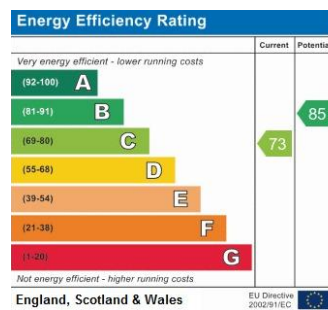
The re is a carport adjacent to the garage providing additional parking under.







Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



Unit 2 Rounceval
Mews
Rounceval Street
Chipping Sodbury
Bristol
BS37 6AS

www.bundyandbond.co.uk
info@bundyandbond.co.uk
01454 540200

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.