

Connells

Witcombe
Yate BRISTOL

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Yate BRISTOL BS37 8SD

for sale guide price
£280,000







Property Description

A wonderful home offering plenty of natural light, versatile living space & a garden perfect for entertaining, this end terrace property is sure to attract plenty of interest.

A walkway leads through the front garden to the entrance door, opening into a welcoming hallway with access to the kitchen, generous living/dining room and stairs rising to the first floor. The standout living/dining room is flooded with natural light thanks to a large window and stylish double doors opening directly onto the rear garden. Offering plenty of room to relax, dine & entertain, it is a versatile space ready to make your own.

Outside, the enclosed rear garden is perfect for enjoying the warmer months, featuring a spacious patio area ideal for BBQs, outdoor dining & entertaining family & friends. A tiled pathway leads through the lawn to a useful garden shed, while a rear gate provides convenient access to the private parking space.

The kitchen is fitted with an array of cabinets providing ample storage along with space for all the essential appliances including a washing machine, dishwasher & cooker. A door also provides direct access to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms, each benefitting from natural light through their windows. The family bathroom is fitted with a wash hand basin, WC & bath.

If you're taking your first step onto the property ladder, this fantastic home is sure to impress.

Hall

Double Glazed Window, Radiator, Storage Units

Living/Dining Room

23' 11" x 11' 10" (7.29m x 3.61m)
Double Glazed Window, Double Glazed Doors, Radiator

Kitchen

8' 11" x 7' 6" (2.72m x 2.29m)
Double Glazed Window, Double Glazed Door, Space for Fridge, Washing Machine, Dryer, Dishwasher and Oven/Stove

Landing

Storage Unit

Bedroom 1

13' x 10' 3" (3.96m x 3.12m)
Double Glazed Window, Radiator

Bedroom 2

10' 7" x 10' 3" (3.23m x 3.12m)
Double Glazed Window, Radiator

Bedroom 3

8' 6" x 7' 5" (2.59m x 2.26m)
Double Glazed Window, Radiator

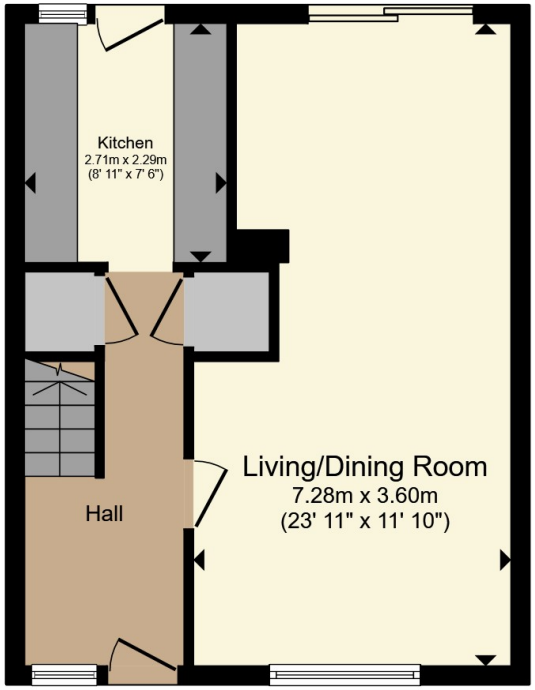
Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)
Double Glazed Window, Radiator, Wash Hand Basin, Pedestal Toilet, Bath

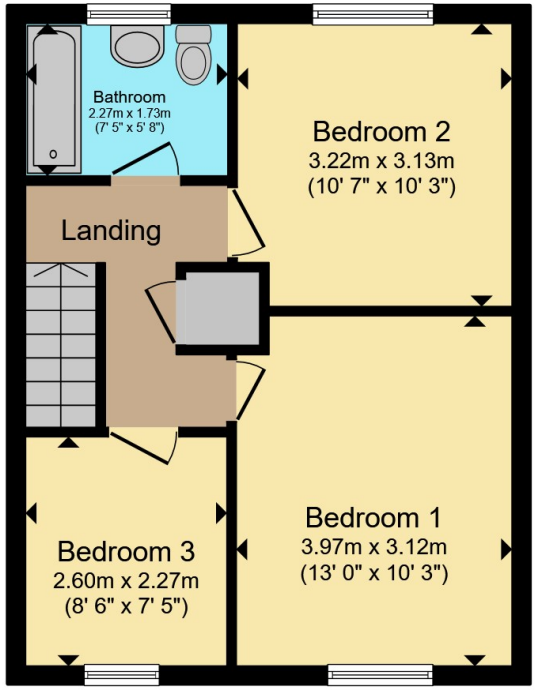
Garden







Ground Floor



First Floor





Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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72-74 Station Road Yate
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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