

24 Elborough Avenue Yatton BS49 4DS

£269,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
798.30 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off-street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



COUNCIL TAX BAND
B

Three-bedroom semi-detached family home, situated within the popular village of Yatton, and offered to the market with no onward chain - 24 Elborough Avenue is positioned in the heart of the village, providing convenient access to the High St, Mainline Railway Station, and doctor surgery, along with local schools. The internal accommodation has been extended to the ground floor, and is now in need modernisation to bring it up to date, therefore providing potential buyers with an opportunity to impart their own personality, taste, and potentially alter the internal layout to suit their needs. The light and airy accommodation is set out traditionally over two floors and comprises of entrance hall, sitting room to the front that opens into the dining room behind. The kitchen is currently in the extension, but this could be incorporated into the dining room to create an open plan kitchen diner. The convenience of a WC completes the ground floor. On the first floor, you will find three bedrooms along with a shower room.

Outside, the rear garden offers a southerly aspect and is laid to areas laid to stone chippings and patio, making this a low-maintenance affair at present, but also presents a blank canvas for you to get creative. A secure gate to the side of the property allows access to the driveway, where you have off-street parking in front of the single garage. To the front, you have an area laid to stone chippings with an area in the center, ready for planting.

Elborough Avenue is only a short walk to all the amenities Yatton has to offer, where there is a supermarket, post office, pharmacy, library, and the highly popular village school, hairdressers, and bakers, as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London and the West Country.



Three bedroom semi-detached house offering great value for money in the village of Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

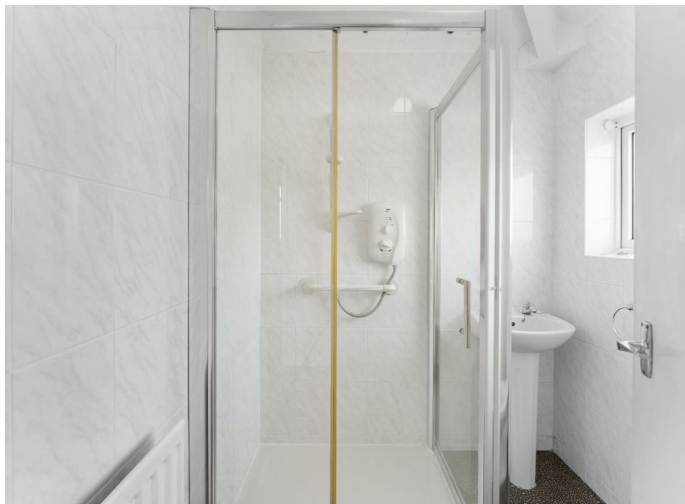
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



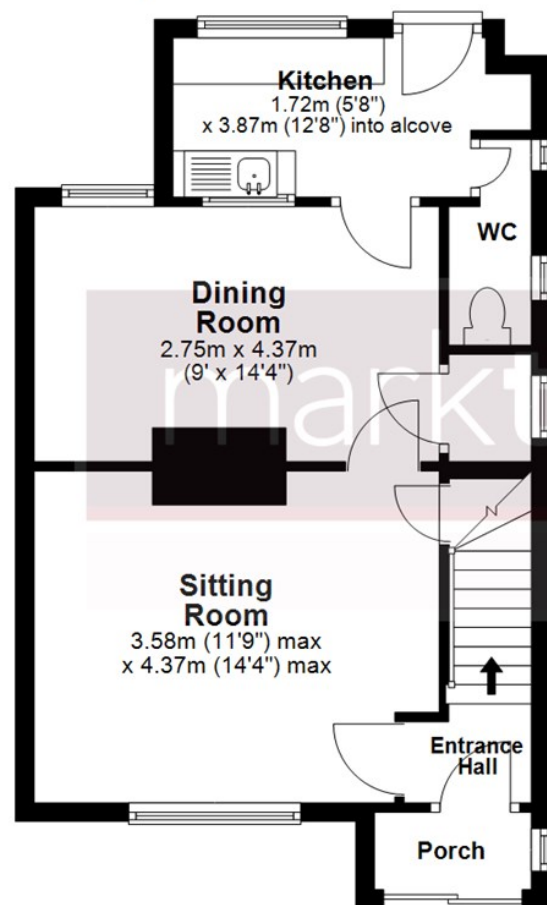
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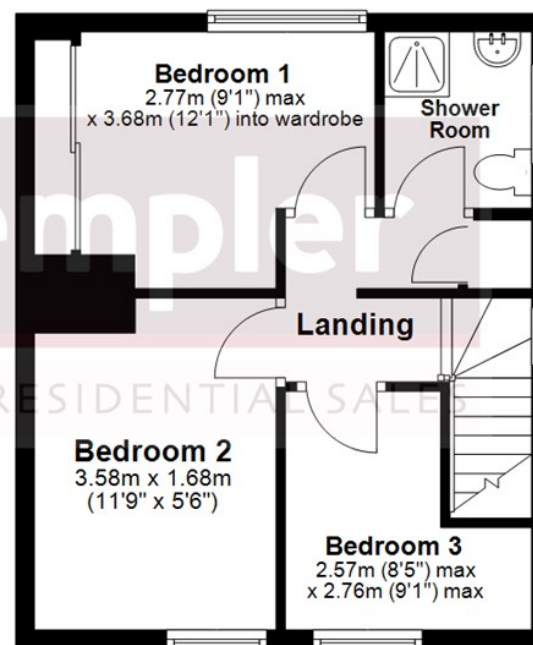
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

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.

Plan produced using PlanUp.