



**MAGGS  
& ALLEN**

**62 STATION ROAD**  
YATE, BRISTOL, BS37 4PW  
**Price Guide £395,000**





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## DESCRIPTION

A substantial and imposing three storey, five-bedroom semi-detached period house, occupying a generous plot with off-street parking to the front, a detached garage and a 130 ft south-facing rear garden. The property would benefit from modernisation and offers excellent scope to add value and create a superb family home. The extensive accommodation comprises three reception rooms, a kitchen/breakfast room, sunroom and utility room on the ground floor, four bedrooms and two bathrooms on the first floor and a fifth bedroom with en-suite on the second floor. An exciting opportunity to purchase a family home of this size in the locality, offered for sale with no onward chain.

## LOCATION

Station Road is conveniently located within close proximity to all that Yate has to offer. Yate train station is less than 500m from the property and has regular links to the surrounding cities. Central Yate is easily accessible and offers a variety of high street shops and restaurants, two supermarkets, Cineworld and Yate leisure centre. Excellent transport links are provided to Bristol and the motorway networks via the A432.

## ACCOMMODATION

The entrance to the property is located on the side elevation, which leads to a central hallway with stairs to the first floor. There are two reception rooms to the front of the house; a large living room with bay window, picture rail, cornicing and an ornate ceiling rose, and a second reception room. To the rear of the ground floor is a spacious dining room with double doors onto a charming sun room, a 24 ft kitchen/breakfast room and a utility room with WC.

The first floor comprises four good-sized bedrooms (master with en-suite) and a family bathroom. Stairs lead up to the second floor which provides a spacious fifth bedroom with en-suite shower room.

## OUTSIDE

Externally, the property truly sets itself apart from other houses in the locality. A driveway to the front and side provides off-street parking for several vehicles, there is a sizeable detached garage with a pitched roof and a stunning 130 ft rear garden which is laid mostly to lawn with an area of patio.

## TENURE

The property is for sale on a freehold basis.

## VENDOR'S ONWARD POSITION

The property is offered for sale with no onward chain.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

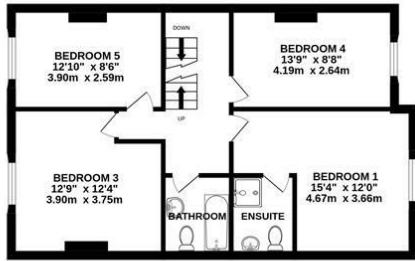
Rating: TBC

## VIEWING

Strictly by appointment with Maggs & Allen.



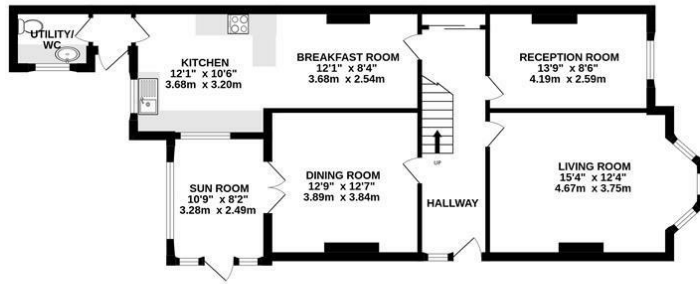
1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

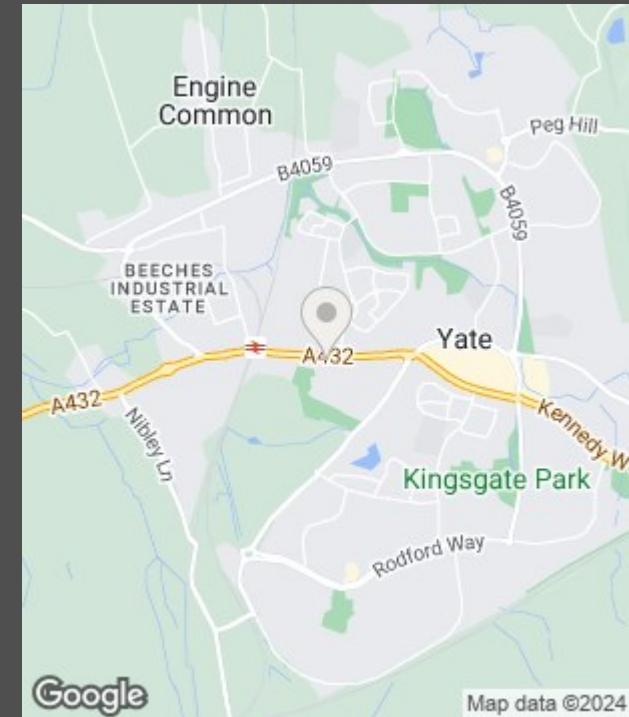


62 STATION ROAD

TOTAL FLOOR AREA : 1934 sq.ft. (179.7 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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- A substantial 5-bedroom semi-detached family house
- In need of some modernisation
- Driveway and a detached garage
- Stunning 130 ft south-facing rear garden
- No onward chain



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.







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