

ASKING PRICE

**£255,000**

**Woodchester**

Yate, Bristol, BS37 8TZ

## PROPERTY SUMMARY

Step inside into a bright and airy entrance hallway. The living room is to your left which is spacious and has a large window overlooking the front aspect. The kitchen / breakfast room sits to the rear and is a versatile space with plenty of wall / base units and space for integral appliances. There is a door leading into the rear garden which allows plenty of natural light to filter in which creates a light space that is the real "Hub" of the home.

Head up the stairs to the first floor and you will discover two double bedrooms, one single bedroom and a family bathroom with separate shower unit. There is loft access via the landing and also a useful airing cupboard.

The property has a front garden which is laid to lawn with a path leading to the front. The rear garden is low maintenance and there is access to a double garage at the rear which provides secure off road parking for two cars.

3



1



2







## Woodchester, Yate, Bristol, BS37

Approximate Area = 846 sq ft / 78.6 sq m

Garage = 328 sq ft / 30.5 sq m

Total = 1174 sq ft / 109 sq m

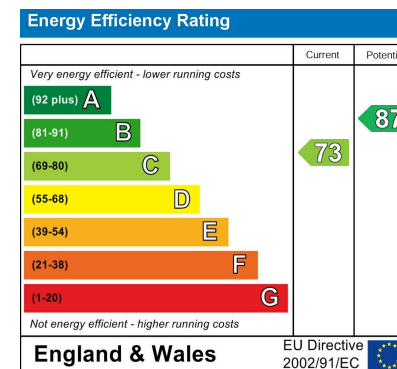
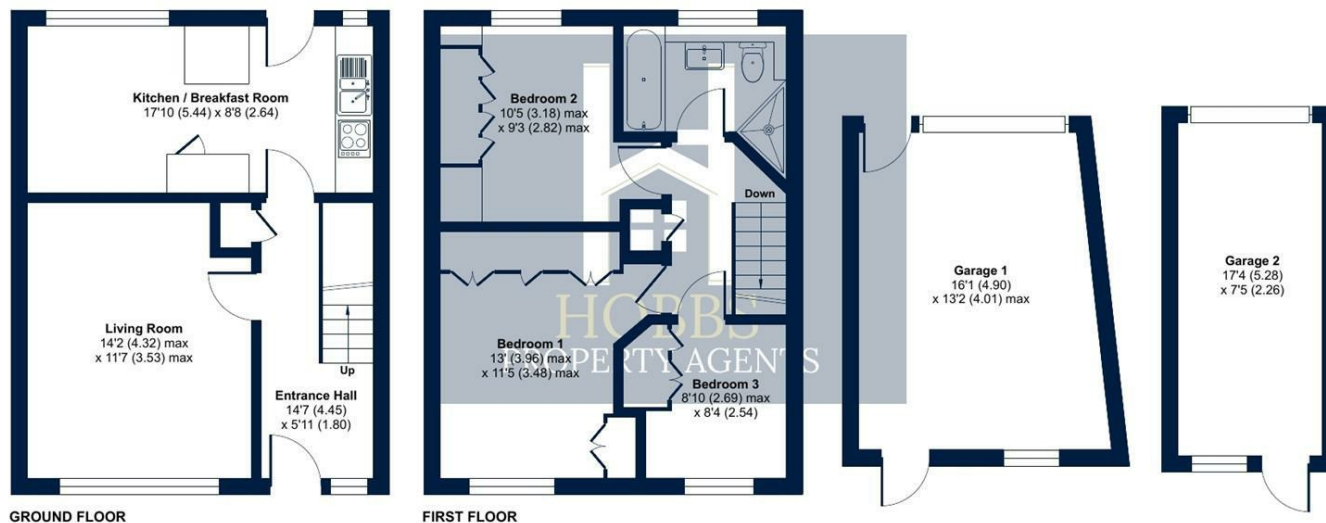
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1109105



### OFFICE DETAILS

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