



GUIDE PRICE

£259,950

Glenfall

Yate, Bristol, BS37 4LZ

PROPERTY SUMMARY

The ground floor comprises of a large lounge / family room with windows overlooking green space to the front aspect. The kitchen / diner sits adjacent and benefits from a range of wall / base units with ample storage and space for appliances. This great space is bright and spacious and has a rear door which leads into the garden.

On the first floor you will find three generously sized bedrooms, two being double rooms and one good sized single. The family bathroom completes the inside of this lovely home and there is access to a useful loft space.

There is a front garden which is laid to lawn with decorative stone and faces onto an open green area. The rear garden is also low maintenance with a decking area along with decorative stone. An ideal space for hosting gatherings in the summer or letting the children burn off some steam!

The property also benefits from having a single garage along with driveway with off road parking for two cars.

The property is leasehold with 942 years remaining. There is a ground rent payable £12.60 per year.

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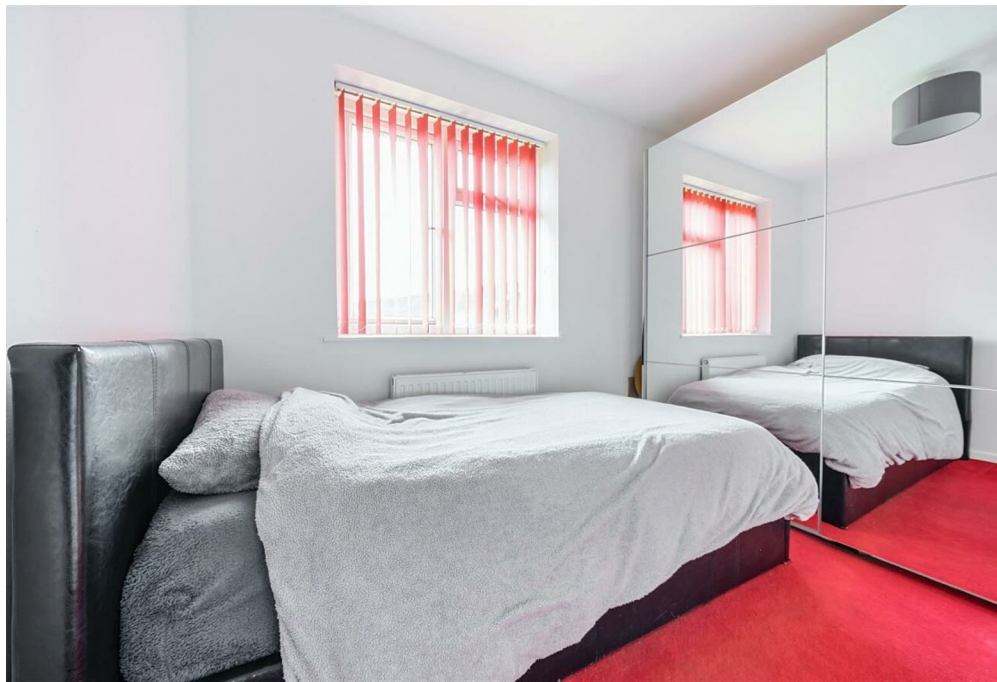


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Glenfall, Yate, Bristol, BS37

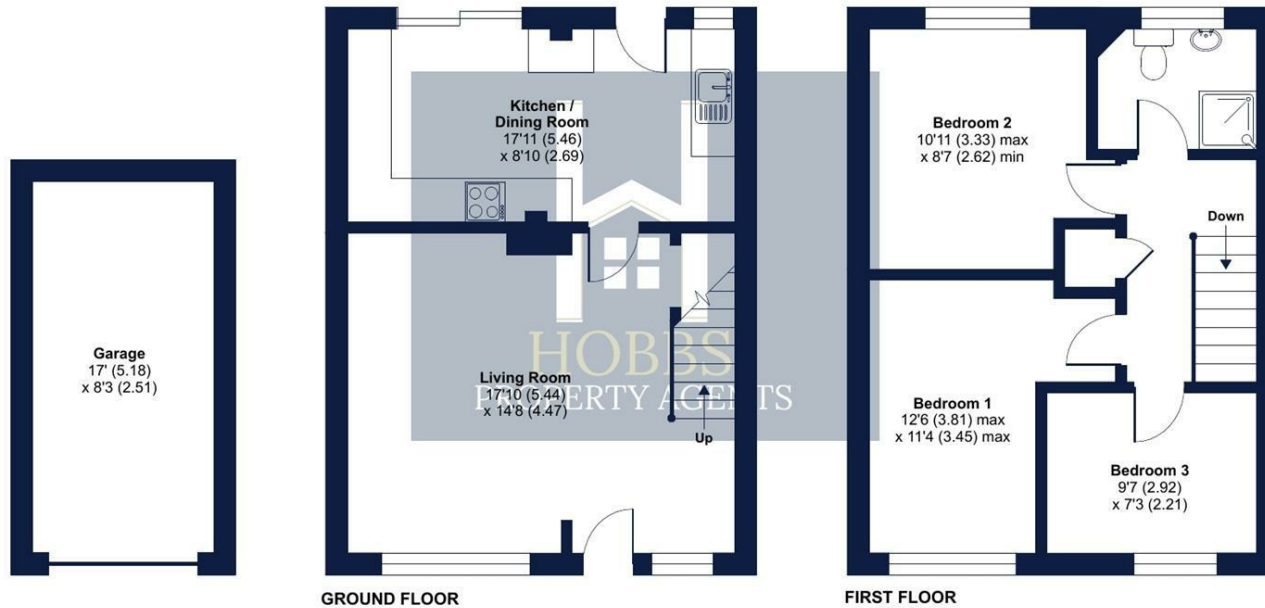
Approximate Area = 856 sq ft / 79.5 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 997 sq ft / 92.6 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Leasehold

COUNCIL TAX BAND
 B

VIEWINGS
 By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 1112546



OFFICE DETAILS

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