

ASKING PRICE

**£325,000**

**Crossman Road**

Yate, Bristol, BS37 7EJ



**PROPERTY**

The property briefly comprises of an entrance hall with a useful cloakroom on your right. The living room is bright and spacious with a window overlooking the front aspect and a door leading into the beautiful kitchen / dining room. This fantastic space has natural light filtering throughout and the kitchen boasts a range of built in appliances and wall / base units. There is also a handy understairs cupboard and French doors leading into the rear garden.

Upstairs sits the principle bedroom which benefits from having an en-suite shower room. There is a further double bedroom and a generous single currently being used as a study. The family bathroom completes the inside of the property and access to the loft is found on the landing.

Externally the property provides a generous low maintenance rear garden with a patio / lawn area. The front garden is laid to lawn with a path leading to the front door and there are two allocated parking spaces to the rear.

Service Charge approx £138 payable every six months  
Pinnacle Property Management

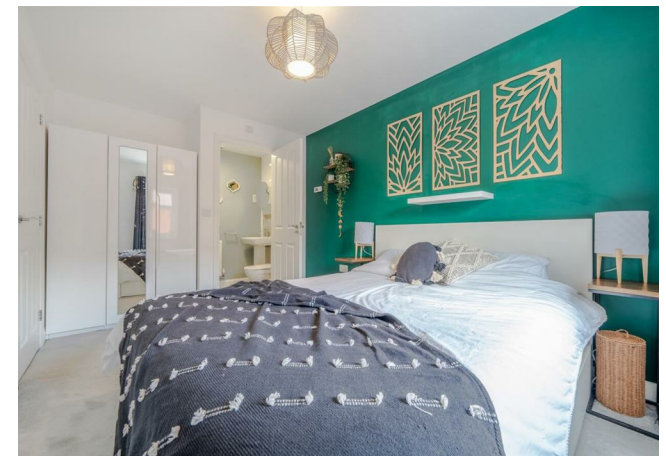
3



2



2







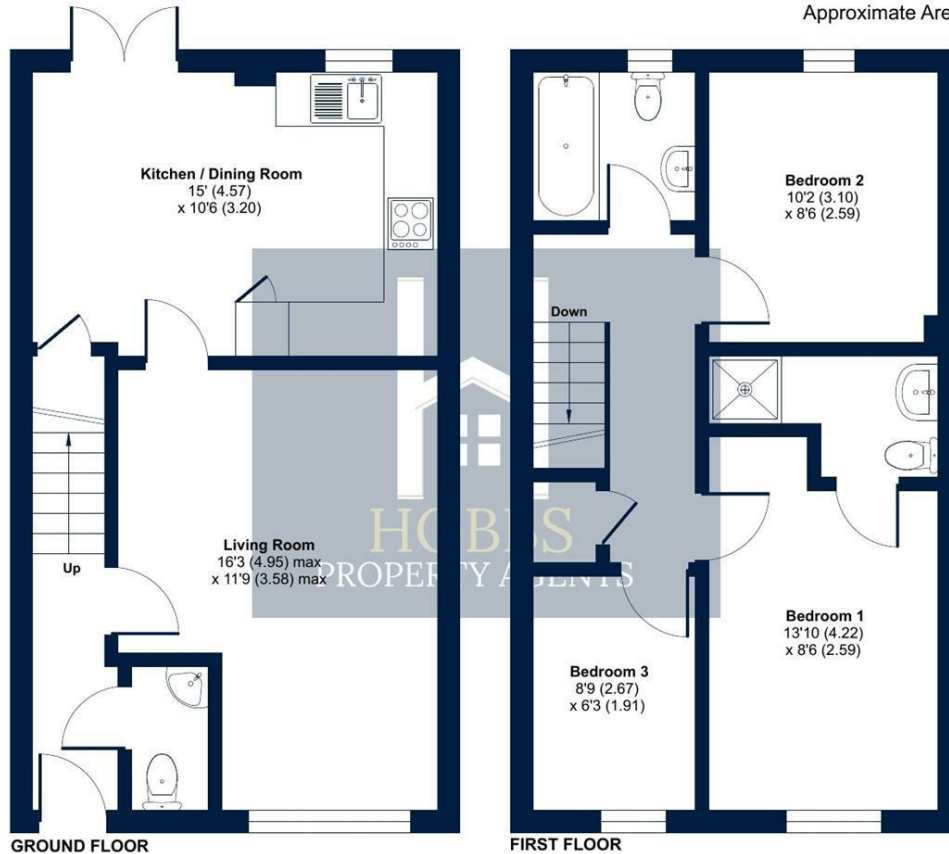






# Crossman Road, Yate, Bristol, BS37

Approximate Area = 820 sq ft / 76.1 sq m  
For identification only - Not to scale



**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>96</b>
(81-81) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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: 1137742



## OFFICE DETAILS

01454 529 024  
sales@hobbspropertyagents.co.uk  
www.hobbspropertyagents.co.uk