



£330,000
Clayhill Drive
Yate, BS37 7DA

PROPERTY SUMMARY

This immaculately presented three bedroom semi-detached house offers a perfect blend of modern style and comfort. Upon entering, you are greeted by a welcoming hallway that leads to a well appointed kitchen and a spacious lounge/dining room, ideal for family gatherings and entertaining. There is also a convenient cloakroom on the ground floor.

Upstairs, the principal bedroom features an en-suite shower room, providing a private retreat. Two further bedrooms are perfect for family members or guests and are served by a contemporary family bathroom.

Outside, the property boasts a delightful rear garden with a patio area for al fresco dining and spacious lawn. There is also a side garden laid to lawn and fully enclosed, offering a safe space for children to play. Additional features include a garage and ample parking space, providing practicality and convenience.

3



2



2











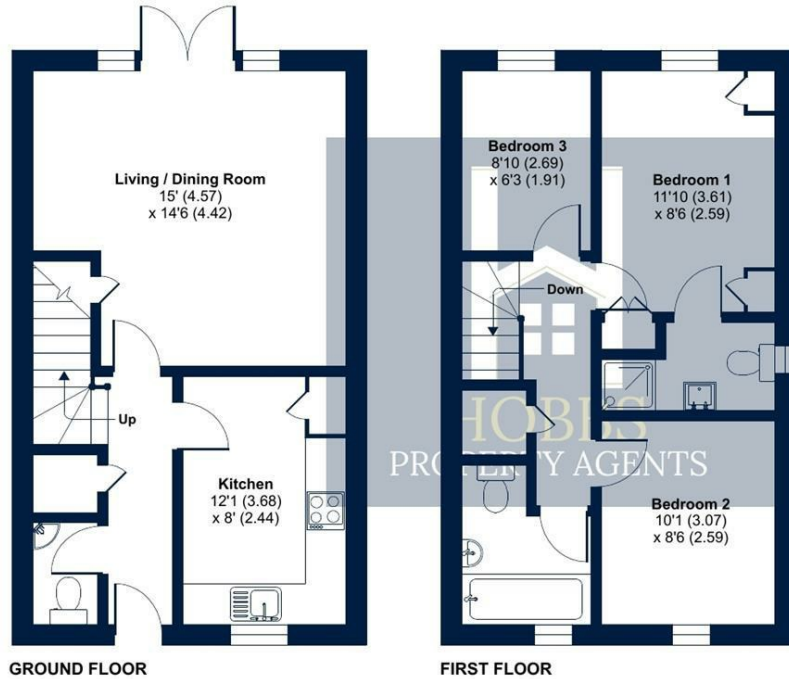
Clayhill Drive, Yate, Bristol, BS37

Approximate Area = 832 sq ft / 77.2 sq m

Garage = 206 sq ft / 19.2 sq m

Total = 1038 sq ft / 96.4 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) A			95
(81-81) B		83	
(69-80) C			
(55-68) D			
(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: 1175684



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk