



ASKING PRICE

**£325,000**

**Rectory Close**

Yate, BS37 5SE



### PROPERTY SUMMARY

This three bedroom semi detached home offers a warm and welcoming environment, starting with an entrance porch leading into a spacious lounge that overlooks an enclosed front garden, providing a lovely view and plenty of natural light. The kitchen/diner is generously sized and features a convenient side door that opens directly into the rear garden, perfect for outdoor entertaining or family gatherings.

Upstairs, you'll find two well-proportioned double bedrooms and a good sized single bedroom, ideal for a child's room, office, or guest space. A modern family bathroom completes the upstairs layout, offering all the necessary amenities for comfort and convenience.

The rear garden mainly laid to lawn, providing a great space for relaxation or play. It also has direct access to a single garage (with recent roof replacement) and a dedicated parking space, ensuring ample storage and parking options for the household. This home blends practicality with comfort, making it an ideal choice for families or those seeking extra space.

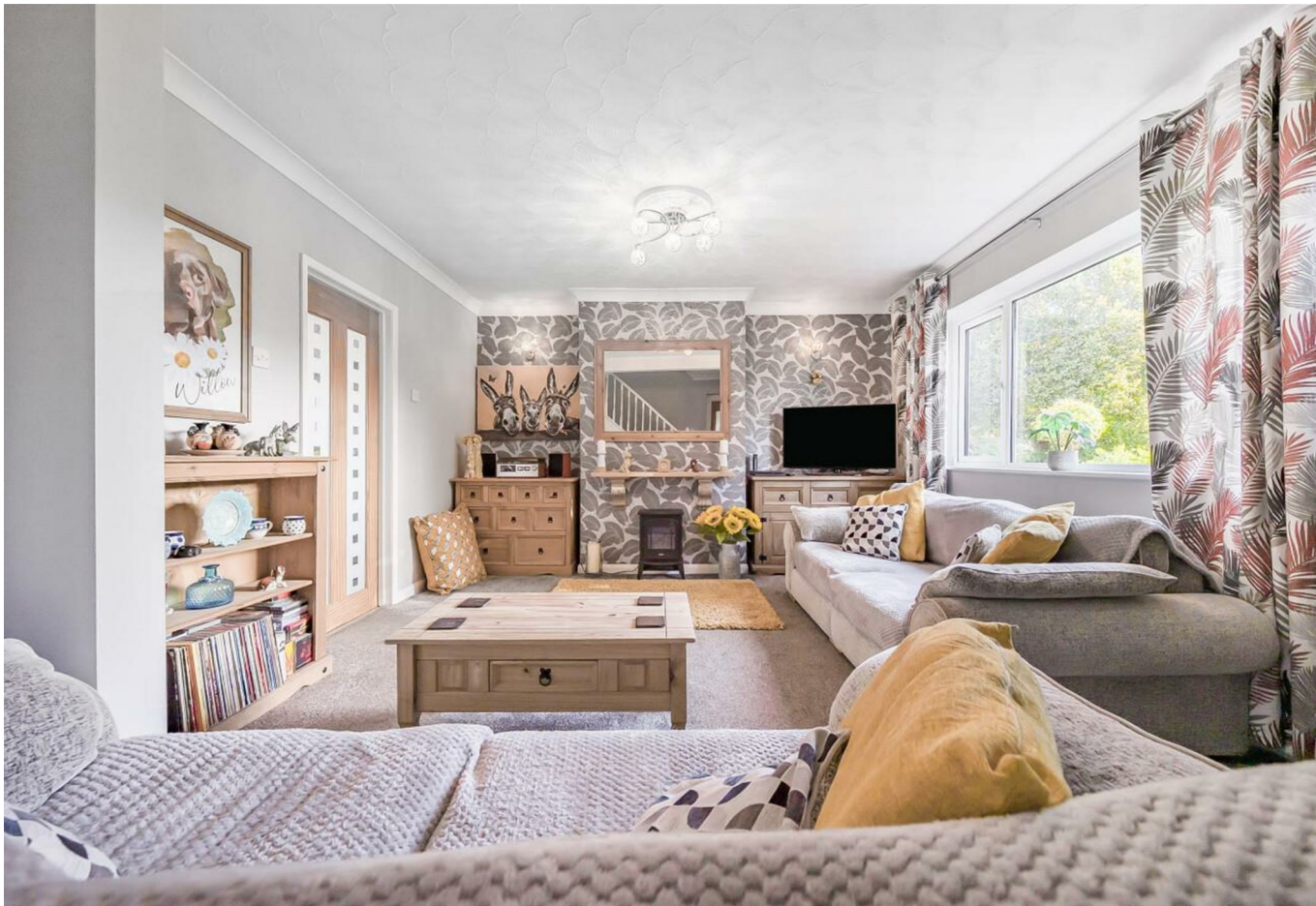
3



1



2

















## Rectory Close, BS37

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1022 sq ft / 94.9 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

South Gloucestershire

### TENURE

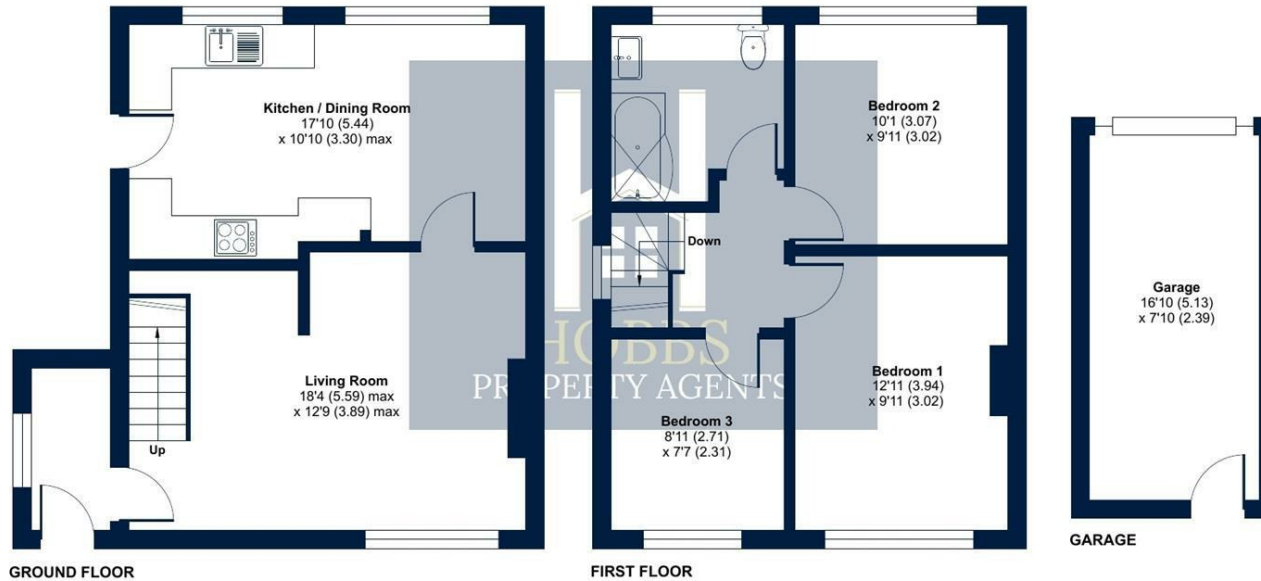
Freehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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: 1181834



### OFFICE DETAILS

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