



ASKING PRICE

£269,950

Cranham

Yate, BS37 4JT

PROPERTY SUMMARY

This charming three bedroom E-type mid-terrace home offers a perfect blend of space and comfort. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The generous lounge/diner is ideal for both relaxing and entertaining, providing a welcoming atmosphere and leads seamlessly into the light filled conservatory, perfect for enjoying your morning coffee or as a versatile extra living space. The kitchen is well appointed and sits adjacent to the dining room making meal preparation a breeze. There are a range of wall / base units and space for appliances.

Upstairs, you will find three double bedrooms, each providing ample space and natural light, making them ideal for family living or guests. The family bathroom is modern and conveniently located to serve all bedrooms.

Outside, the low maintenance front and rear gardens are designed for relaxation and outdoor enjoyment, while the garage and parking space add practicality to this lovely home.

3



1



2











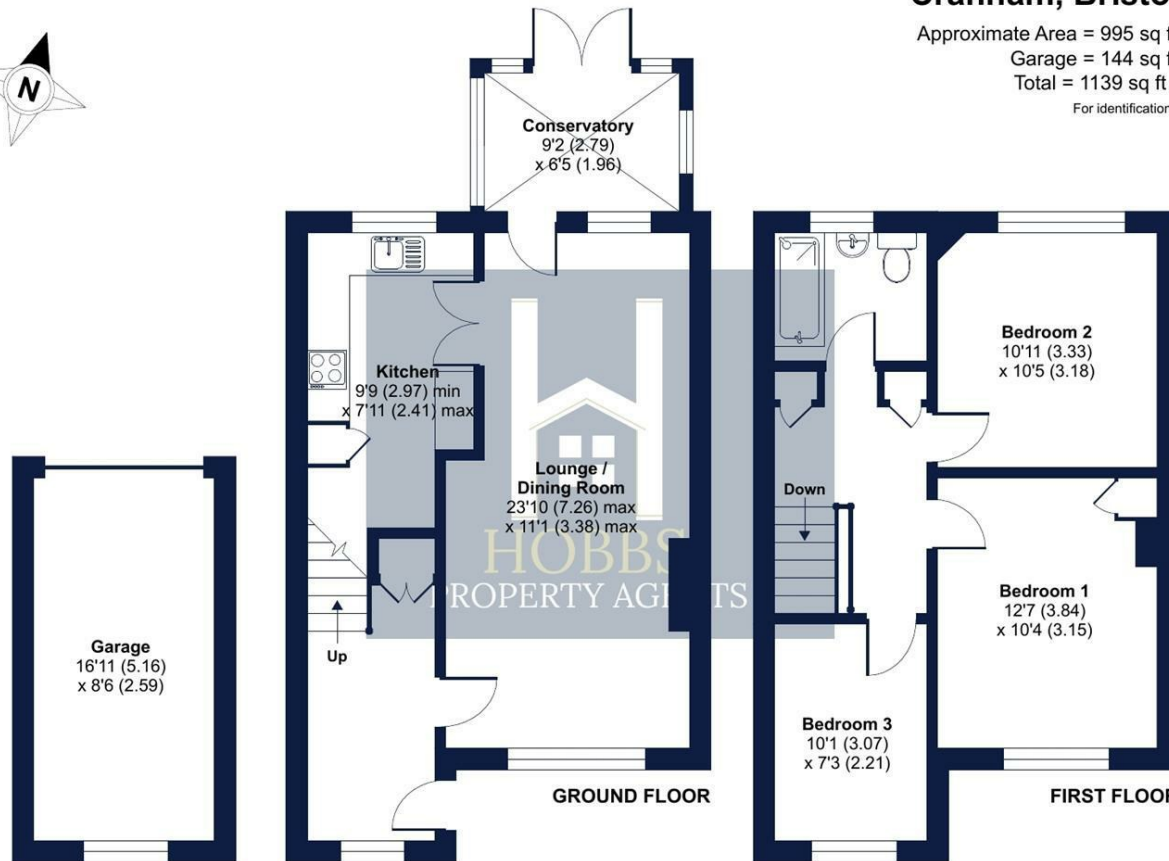
Cranham, Bristol, BS37

Approximate Area = 995 sq ft / 92.4 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



LOCAL AUTHORITY

South Gloucestershire Council

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			85
(81-91) B		72	
(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



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1191252



OFFICE DETAILS

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