



**£245,000**  
**Celestine Road**  
Yate, BS37 5HB



### PROPERTY SUMMARY

This three bedroom mid terrace home offers comfortable and functional living in a convenient setting. Upon entering, you are welcomed by a hallway that leads to a bright and airy kitchen/breakfast room, perfect for casual dining. The living room, located at the rear of the property, features doors that open onto the garden, creating a seamless indoor-outdoor flow for entertaining or relaxation.

Upstairs, you will find three well-proportioned bedrooms, offering ample space for family members or guests. The home is serviced by a centrally located bathroom.

The low maintenance rear garden is ideal for those seeking outdoor space without the upkeep. Additionally, the garden includes a summer house / studio providing an ideal space for a home office, gym, or creative retreat. This property combines practicality with potential, offering a perfect balance of indoor and outdoor living for a growing family or professionals.

3



1



2











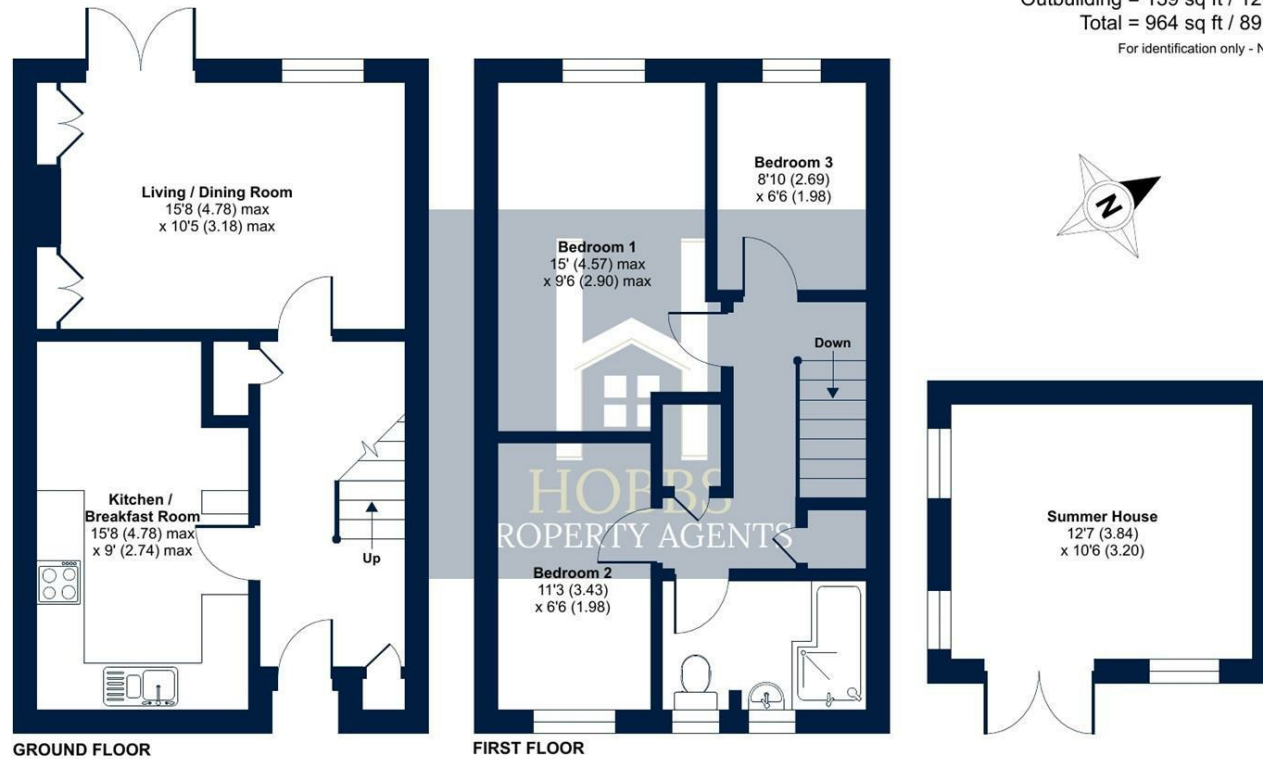






## Celestine Road, Yate, Bristol, BS37

Approximate Area = 825 sq ft / 76.6 sq m  
 Outbuilding = 139 sq ft / 12.9 sq m  
 Total = 964 sq ft / 89.5 sq m  
 For identification only - Not to scale



**LOCAL AUTHORITY**  
 South Gloucestershire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 B

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			<b>91</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1201450



### OFFICE DETAILS

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