



**£365,000**

**Lancaster Road**

Yate, BS37 5SX



### PROPERTY SUMMARY

This delightful family home is accessed via a welcoming entrance porch, leading into a spacious living room that offers an abundance of space for both relaxation and entertaining. The generously proportioned kitchen/diner is well-appointed with ample storage and integrated appliances, and features a door providing direct access to the rear garden. A versatile conservatory/playroom offers additional living space, perfect for family activities or quiet leisure. Upstairs, the property boasts three well proportioned bedrooms, each providing a comfortable and restful environment, alongside a modern family bathroom. The home also benefits from convenient loft access, offering potential for further storage or development, subject to the necessary planning permissions.

The expansive, south facing rear garden ensures complete privacy, featuring both a patio and lawn area, ideal for alfresco dining and outdoor enjoyment. To the front, a garage and driveway provide ample off road parking for multiple vehicles, with the added advantage of rear access to the garage.

3



1



2











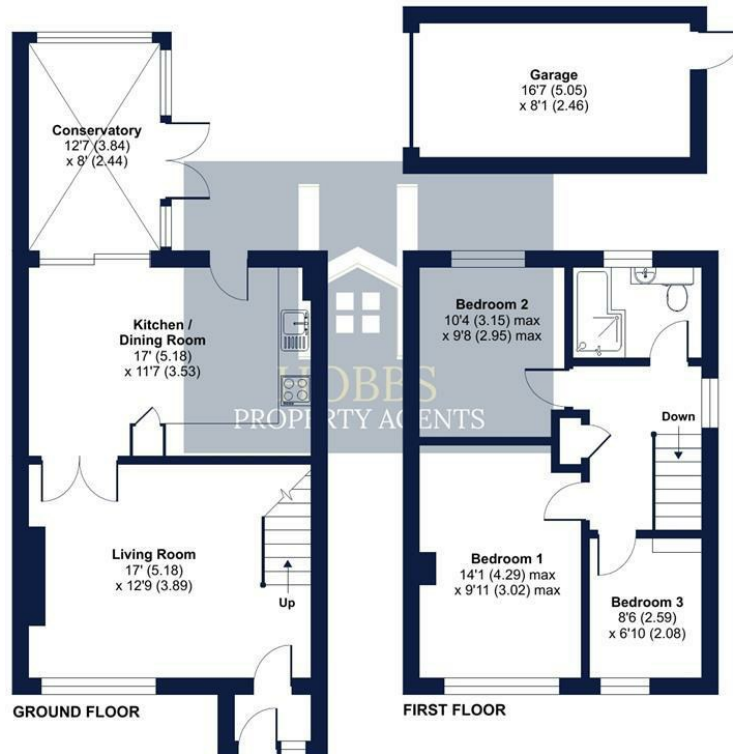




## Lancaster Road, Yate, Bristol, BS37

Approximate Area = 985 sq ft / 91.5 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



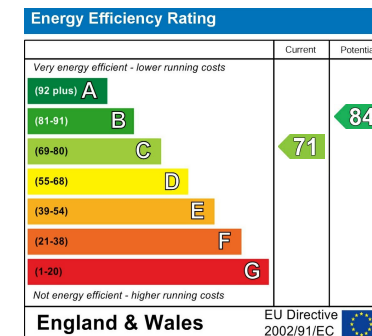
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1238842.

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



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



### OFFICE DETAILS

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