



£325,000

Rogers Close

Yate, BS37 7EN

PROPERTY SUMMARY

The property briefly consists of an entrance hall with a convenient cloakroom to the right. The living room is bright and spacious, featuring a window with a front facing view and a door leading into the kitchen/dining room. This wonderful space is filled with natural light, and the kitchen is equipped with a range of built in appliances, along with wall and base units. Additionally, there is a useful understairs cupboard and French doors opening onto the rear garden.

Upstairs, you'll find the principal bedroom, which includes an en-suite shower room. There is also a second double bedroom and a generous single bedroom. The family bathroom completes the interior of the property, and access to the loft is located on the landing.

The rear garden is fully enclosed and is low maintenance with a large patio area and a side access gate. The garden also benefits from being West Facing and would make an ideal space for entertaining.

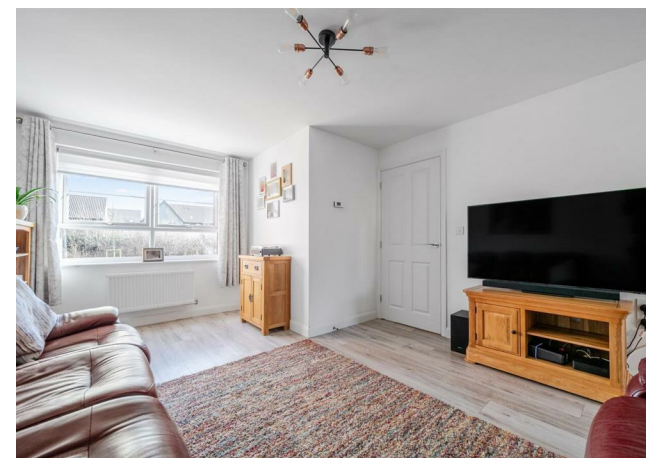
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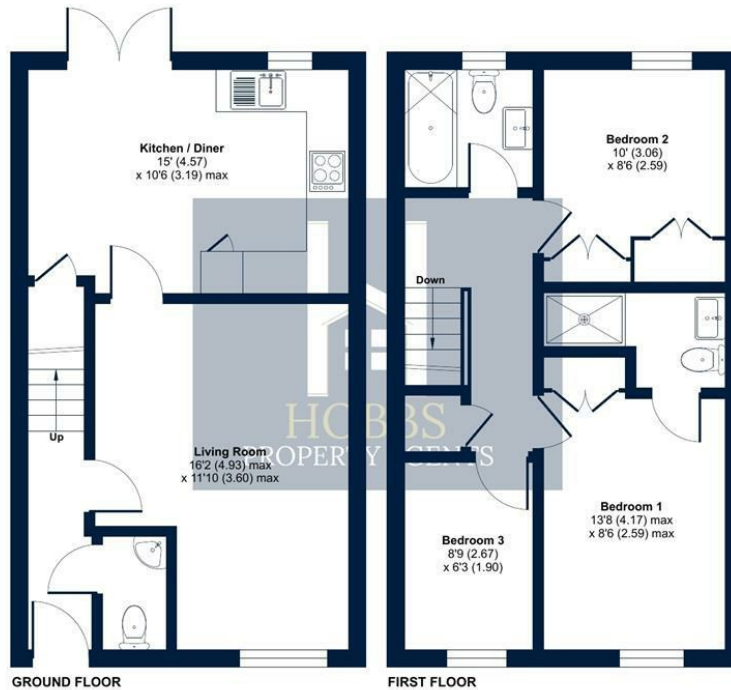




Rogers Close, Yate, Bristol, BS37

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale

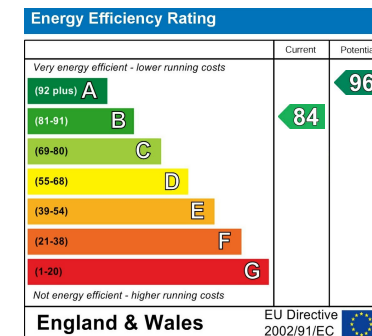


LOCAL AUTHORITY
South Gloucestershire

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

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: 1251721.



OFFICE DETAILS

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