



ASKING PRICE

£325,000

Slimbridge Close

Yate, BS37 8XY

PROPERTY SUMMARY

This well presented family home offers a welcoming entrance porch leading into a spacious living room, which flows seamlessly into a modern kitchen/diner. The kitchen is thoughtfully designed with excellent storage, built in appliances, and doors that open onto the rear garden, flooding the space with natural light and creating a perfect environment for family life and entertaining.

Upstairs, you'll find three generously sized bedrooms and a sleek, modern family bathroom.

The property benefits from off road parking for two cars and a single garage, which has been recently upgraded with a new garage door, a double glazed window, and a side door. The garage is also equipped with lighting and electric power, offering great flexibility for storage or workspace needs.

Significant improvements have been made to the home, including a full rewire and new consumer unit in 2016, the removal and replastering of all ceilings and walls throughout the property, and the installation of a brand new boiler in August 2023, ensuring peace of mind for years to come.

The rear garden is low maintenance and ideal for outdoor enjoyment, featuring a stylish decking area perfect for entertaining, along with an artificial lawn that keeps the space looking neat all year round.

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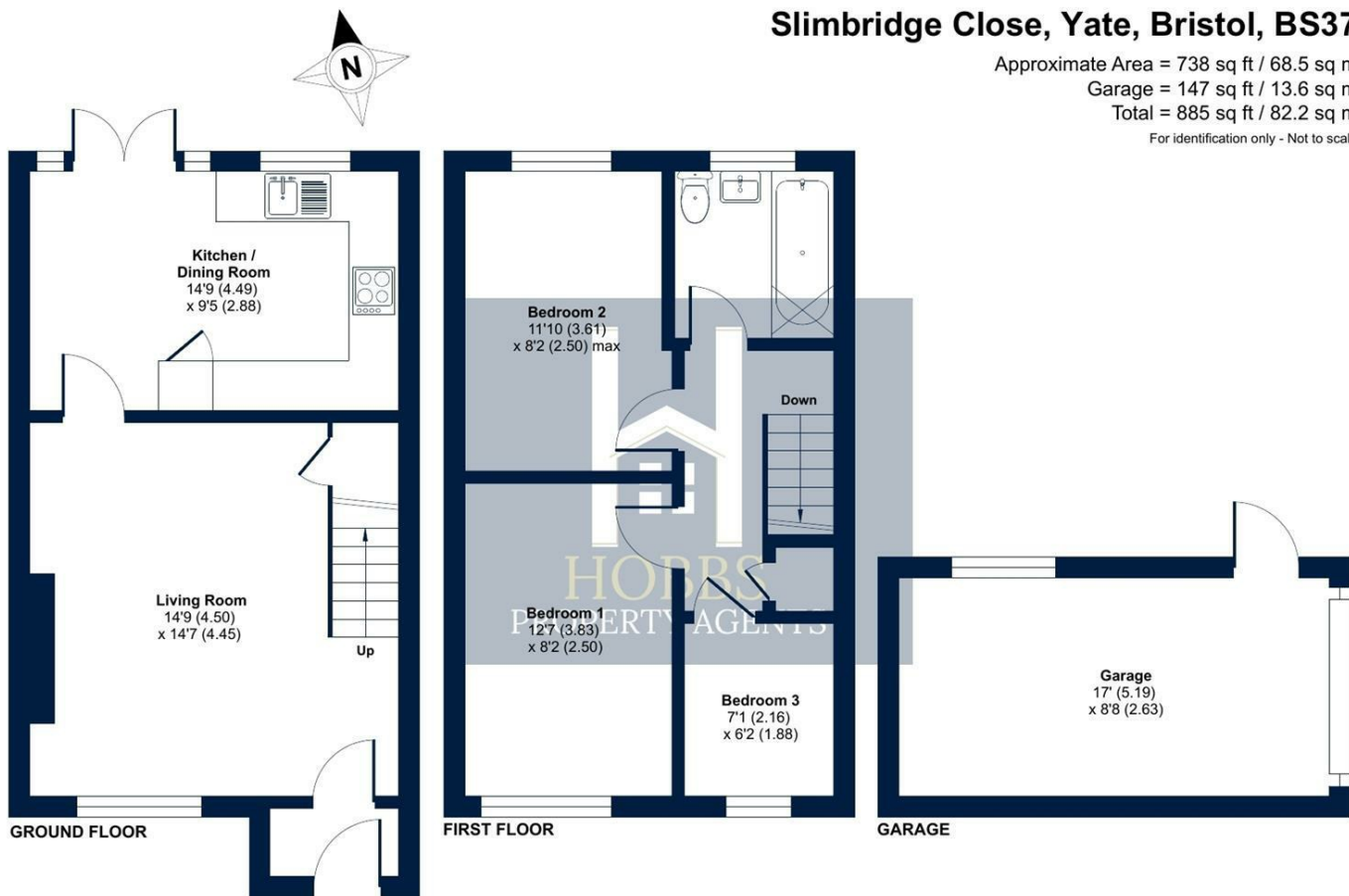
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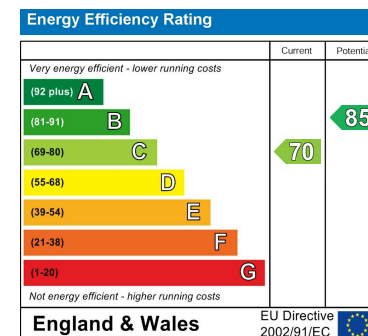


LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
 B

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). © nichecom 2025. Produced for Hobbs Property Agents Limited. REF: 1288580



OFFICE DETAILS

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