



ASKING PRICE

**£270,000**

**Edgeworth**

Yate, BS37 8YP



## PROPERTY SUMMARY

This property offers a welcoming hallway that leads into a spacious living room, perfect for relaxing or entertaining. The kitchen and dining room are part of a thoughtfully designed single story extension, creating a bright and open space ideal for family life and gatherings. A further reception room, currently being used as a study, provides a versatile area that can easily adapt to your needs.

Upstairs, the home boasts three generously sized bedrooms, all offering ample space and natural light, along with a well appointed family bathroom.

Outside, the property continues to impress with spacious and well maintained front and rear gardens. The rear garden features a large patio area, ideal for outdoor dining and entertaining, complemented by artificial grass for low maintenance greenery. Additional benefits include a garage and convenient parking on a private driveway.

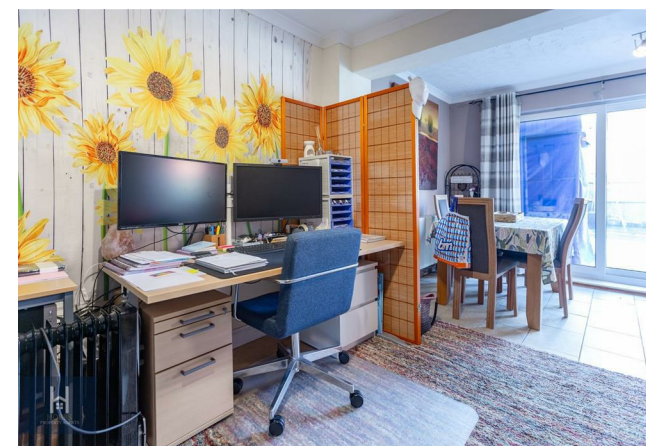
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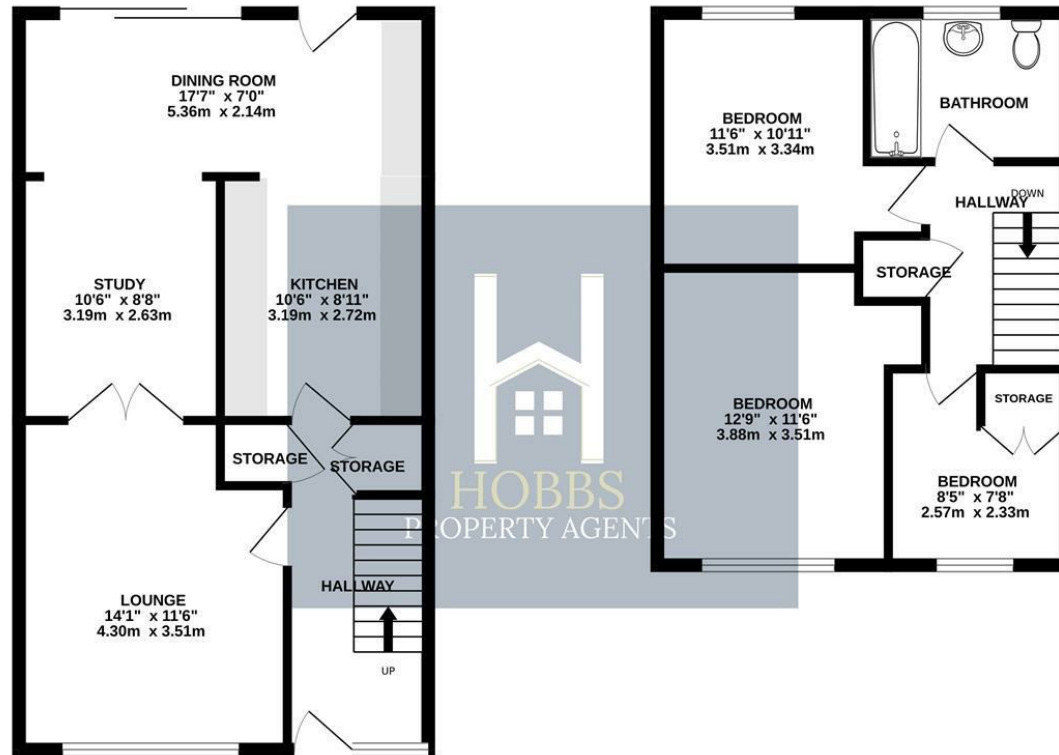






GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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



## OFFICE DETAILS

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