



£315,000
Gathorne Crescent
Yate, BS37 5EN

PROPERTY SUMMARY

This well presented home features an inviting entrance hall leading into a spacious living room, perfect for relaxing or entertaining. The modern kitchen is well equipped and benefits from side doors that open out to the garden, while the adjoining dining room also offers access to the rear garden through double doors and connects directly to the living room, creating a seamless flow throughout the ground floor. There's excellent potential to open up the kitchen and dining areas into a large kitchen/diner, enhancing the open plan feel. Upstairs, the property offers two generous double bedrooms and a well proportioned single bedroom, along with a contemporary family bathroom.

Outside, the substantial rear garden is designed for low maintenance and includes a versatile outbuilding with power and lighting, ideal for use as a home office or studio. To the front, a driveway provides off road parking for two to three cars.

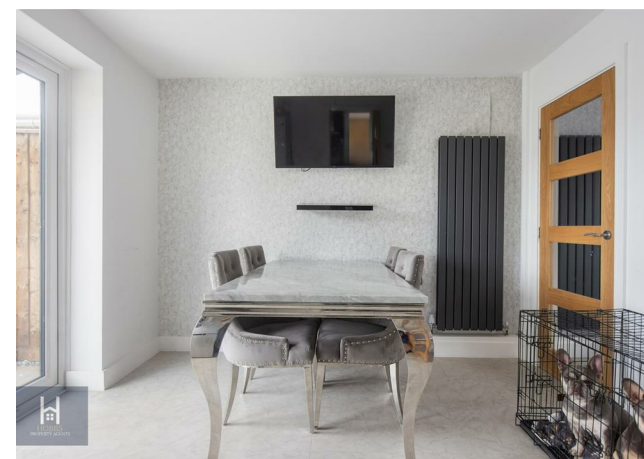
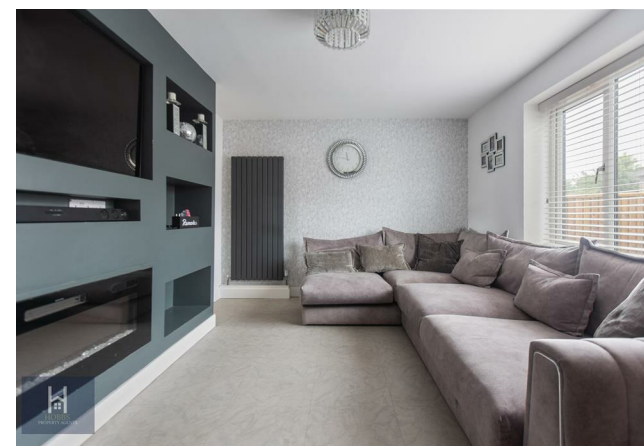
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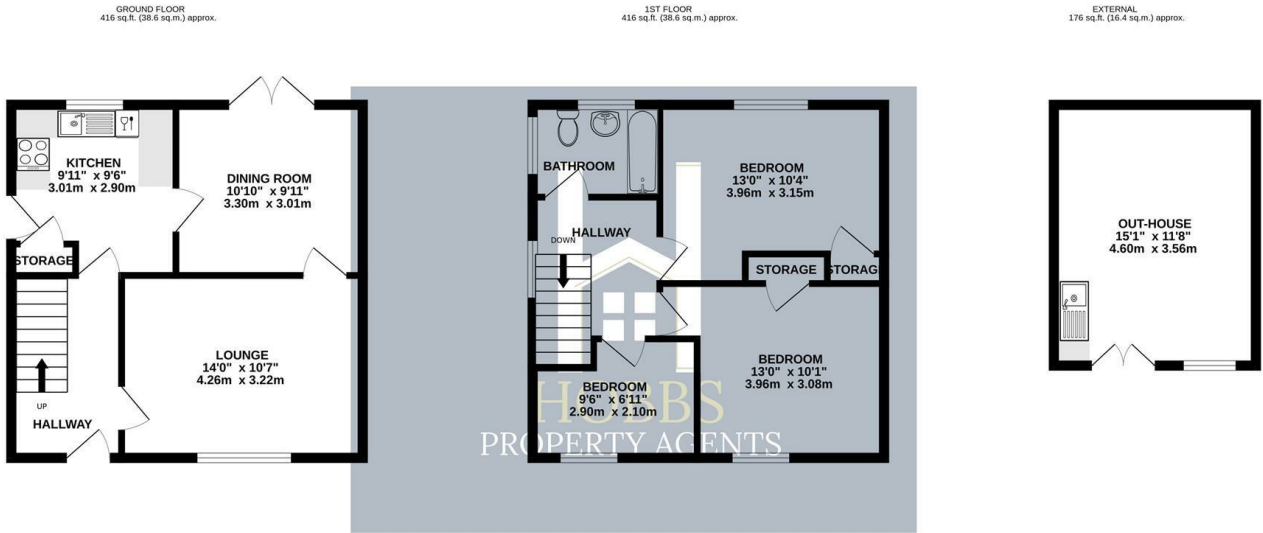


LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

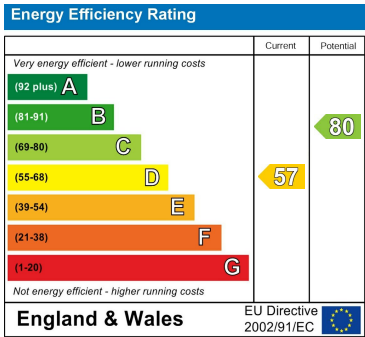
VIEWINGS
By prior appointment only



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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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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
01454 529 024
sales@hobbspropertyagents.co.uk