



£274,500
Edgeworth
Yate, BS37 8YP

PROPERTY SUMMARY

The property is entered via a welcoming porch which leads into the hallway, with stairs rising to the first floor and access to the main living areas. To the front, the living room / dining room provides a generous and versatile space with plenty of room for both relaxing and entertaining, enjoying good natural light and a pleasant outlook. To the rear, the kitchen is well laid out and practical, offering ample storage and worktop space, making it ideal for everyday family life. There is also useful storage located off the hallway.

Upstairs, the first floor offers three bedrooms, two of which are comfortable doubles, along with a well appointed family bathroom accessed from the central landing. The layout works well for families, home working or guest accommodation.

Outside, the property continues to impress with low maintenance gardens that are easy to enjoy, offering space for seating and outdoor use without being demanding to upkeep.

3



1



2



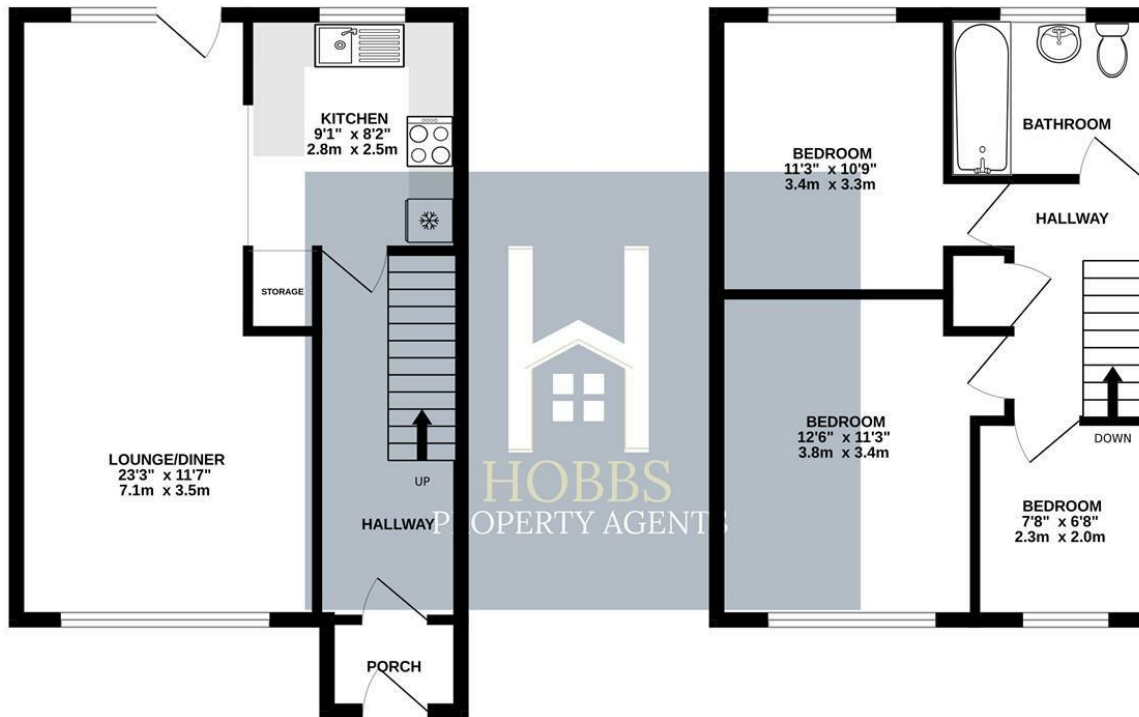






GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.

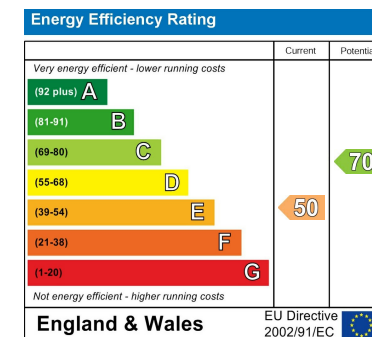
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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