



Connells

Edgeworth
Yate Bristol



Property Description

Ground Floor Two-Bedroom Flat with Private Garden and Garage

This Two-bedroom ground floor flat offers a great home in the popular Yate area of Bristol. It features a large living space, a simple but functional kitchen, and two double bedrooms and a family bathroom.

In addition to the private garden, this flat also comes with the benefit of a garage, offering extra storage or parking options. This property is also well connected to local bus routes with easy access to Bristol city centre, you are also close to plenty of local amenities, including the Yate Shopping Centre, with its variety of shops, cafes, and services. The area also boasts good schools, parks, and a leisure centre, with the nearby countryside perfect for outdoor activities.

Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)

Lounge

16' 6" x 7' 4" (5.03m x 2.24m)

Bedroom

11' 4" x 11' (3.45m x 3.35m)

Bedroom Two

8' 1" x 5' 8" (2.46m x 1.73m)

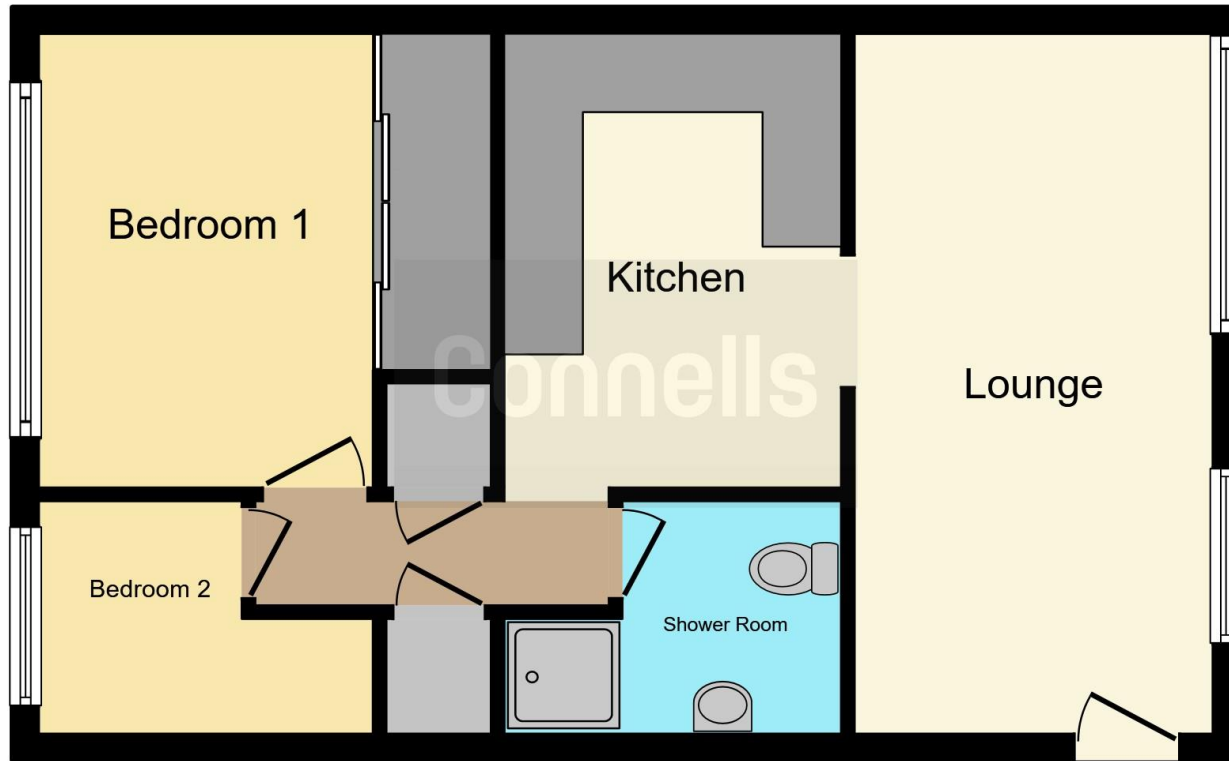
Shower Room

8' 6" x 6' 2" (2.59m x 1.88m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/EME306353



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306353 - 0004