



Connells

Maybank Road
Yate Bristol

Maybank Road
Yate Bristol BS37 4BS

for sale fixed price
£425,000



Property Description

A fantastic semi-detached family home boasting charming features, plentiful parking and integral garage. This fine four-bedroom family home also enjoys a generous garden and is set within an enviable position, exuding a charm all of its own and set perfectly for those seeking a centrally located property with excellent access to the nearby train station, local shops, schools and amenities within the ever popular town of Yate. Upon entering this property, there is a cosy bay fronted lounge to the front, with features such as a feature fireplace with a Bessemer beam over. The hub of this lovely home is surely the smartly presented kitchen/dining room which provides an excellent space to create culinary delights, to dine in or to entertain. To the first floor there will be found four bedrooms plus the family bathroom. This home has been upgraded by the current owners and is sure to be that perfect choice for home movers or first-time buyers alike. We anticipate a great deal of interest in this fantastic property and recommend a viewing to avoid disappointment.

Entrance Hall

Door to front with obscured glazed panel, coved and smooth ceiling, door to lounge, stairs rising to first floor.

Lounge

17' 1" x 13' 9" (5.21m x 4.19m)

Boxed bay double glazed window to front aspect, coved and smooth ceiling, Bessemer beam over feature ornate fireplace, wall lights, built in under stairs storage, telephone point, door to kitchen diner, wall lights, door from hall and door to kitchen/diner.

Kitchen/Dining

25' 4" x 8' 4" (7.72m x 2.54m)

Double glazed windows to rear aspect and double-glazed French doors to rear. Coved and smooth ceiling with spotlights, wood effect flooring, fitted kitchen including a range of wall and base units, one and a half bowl sink and drainer, space for range, integrated washing machine, door to garage, radiator.

Landing

Smooth ceiling, doors to rooms and loft access.

Bedroom 1

16' 11" x 10' 1" (5.16m x 3.07m)
Double glazed windows x 2 to front aspect.
smooth and beamed ceiling, radiator

Bedroom 2

12' 6" x 8' 5" (3.81m x 2.57m)
Double glazed window to rear aspect, fitted wardrobes, smooth ceiling, radiator.

Bedroom 3

13' 2" x 9' 4" (4.01m x 2.84m)
Obscured panel glazed door to entrance, double glazed window to front aspect, coved and smooth ceiling, radiator.

Bedroom 4

9' 7" x 8' (2.92m x 2.44m)
Double glazed window to rear aspect, coved and smooth ceiling, wall mounted boiler, radiator.

Bathroom

Glazed obscured panel over door, double glazed obscured window to rear aspect. W.C., wash hand basin set into vanity unit, panelled bath, shower cubicle, fully tiled walls, tiled flooring, chrome heated towel rail, smooth ceiling

Front Garden

Front approach is laid to driveway via a dropped kerb, partly enclosed by way of boundary wall with open access, courtesy door to garage with obscured glazed panel plus an up and over door.

Courtesy light and Consumer unit.

Rear Garden

Fully enclosed, mainly laid to lawn plus patio area, areas laid to decorative stone, raised beds, shrubs and trees, storage sheds x two.

Outbuilding

Storage sheds x 2

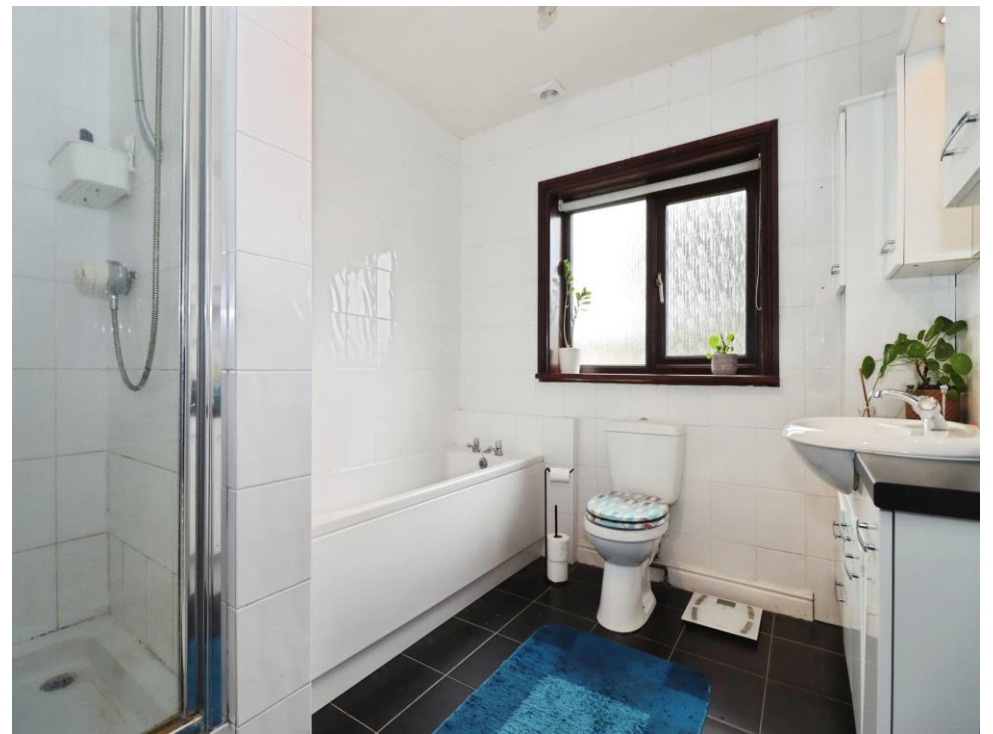
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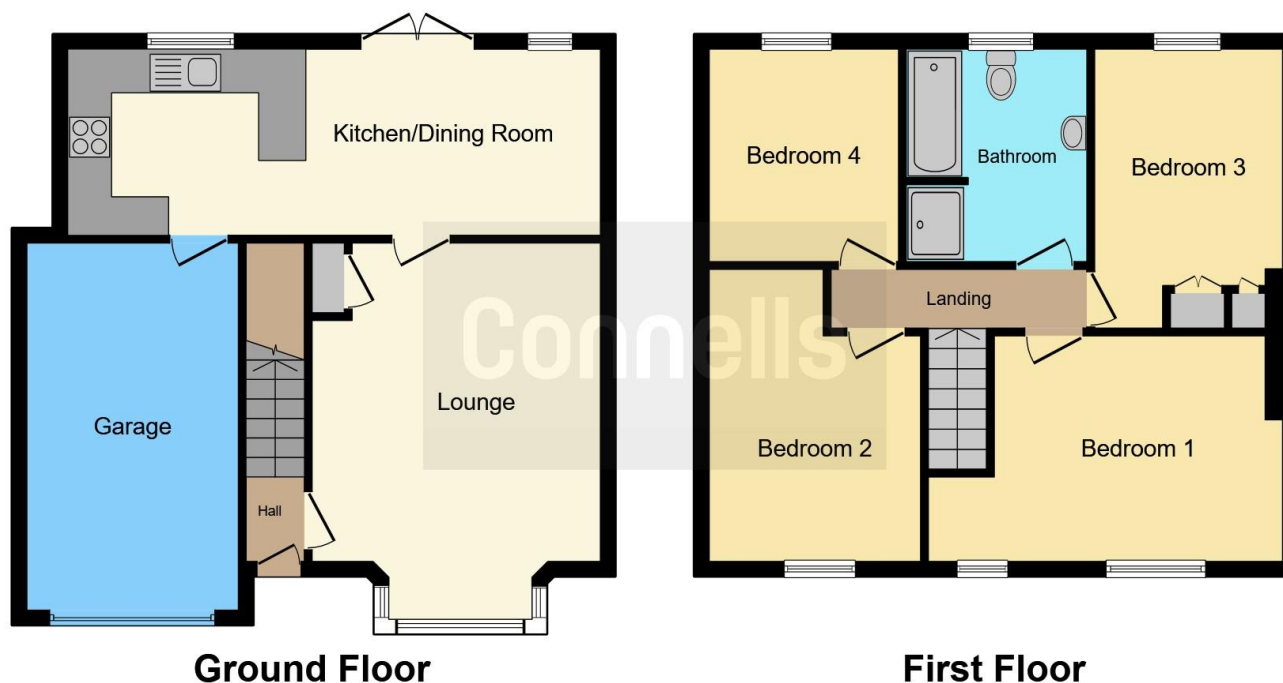
Agents Note

The owners advise us that they have conducted asbestos removal, a rewire and have upgraded the kitchen.









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

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72-74 Station Road Yate
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/YAT308090



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