



**Rogers Close, Yate Bristol BS37 7EN**

**welcome to**

## **Rogers Close, Yate Bristol**

**\*\*OVERLOOKING GREEN SPACE\*\*OFF STREET PARKING \*\*** A three bedroom semi-detached family home situated in the popular town of Yate. Accommodation comprises; Entrance Hall, Lounge, Kitchen/Diner, Three bedrooms., Ensuite & Family Bathroom. Further benefits include a rear garden & off street parking.

**Entrance Hall** £325,000 view this property online  
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318387ChippingSodbury@allenandharris.co.uk 7 High  
Street, Chipping Sodbury, BRISTOL, Avon, BS37  
6BA allenandharris.co.uk CPS104441 - 0006~C:\Program  
Files\lss\Matchmaker\Template\Images\ombudsman.png  
~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 is 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  
or services and it is in the buyers interest to check the  
working condition of any appliances. 5. Where an EPC, or  
a Home Report (Scotland only) is held for this property, it  
is available for inspection at the branch by appointment. If  
you require a printed version of a Home Report, you will  
need to pay a reasonable production charge reflecting  
printing and other costs. 6. We are not able to offer an  
opinion either written or verbal on the content of these  
reports and this must be obtained from your legal  
representative. 7. Whilst we take care in preparing these  
reports, a buyer should ensure that his/her legal  
representative confirms as soon as possible all matters  
relating to title including the extent and boundaries of the  
property and other important matters before exchange of  
contracts. Allen & Harris

Double glazed door to front, storage cupboard,  
radiator

### **Cloakroom**

W/c, corner wash hand basin

### **Lounge**

15' 1" x 14' 7" ( 4.60m x 4.45m )  
Double glazed windows & French doors to rear,  
storage cupboard, radiator

### **Kitchen/diner**

12' 2" x 8' ( 3.71m x 2.44m )  
Double glazed window to front, a modern fitted  
kitchen with both wall and floor units with work  
surfaces over, upstands, electric oven, gas hob with  
cooker hood over, stainless steel sink & drainer,  
integrated washing machine, dishwasher & fridge  
freezer, vinyl flooring

### **Landing**

loft access, radiator, airing cupboard, slatted shelves

### **Bedroom One**

11' 11" x 8' 6" ( 3.63m x 2.59m )  
Double glazed window to rear, radiator

### **Ensuite**

W/c, wash hand basin, shower cubicle, tiled  
splashback, radiator, extractor fan, vinyl flooring

### **Bedroom Two**

10' 3" x 8' 6" ( 3.12m x 2.59m )  
Double glazed window to front, radiator

### **Bedroom Three**

8' 11" x 6' 3" ( 2.72m x 1.91m )  
Double glazed window to rear, radiator

### **Bathroom**

Double glazed window to front, bath with mixer taps  
over, w/c, wash hand basin, part tiled walls, radiator,  
vinyl flooring

### **Garden**



Westerly facing & fully enclosed by boundary fence,  
patio area & path leading to gated rear access, shed  
to rear & grass area



***view this property online*** [allenandharris.co.uk/Property/CPS104441](https://www.allenandharris.co.uk/Property/CPS104441)



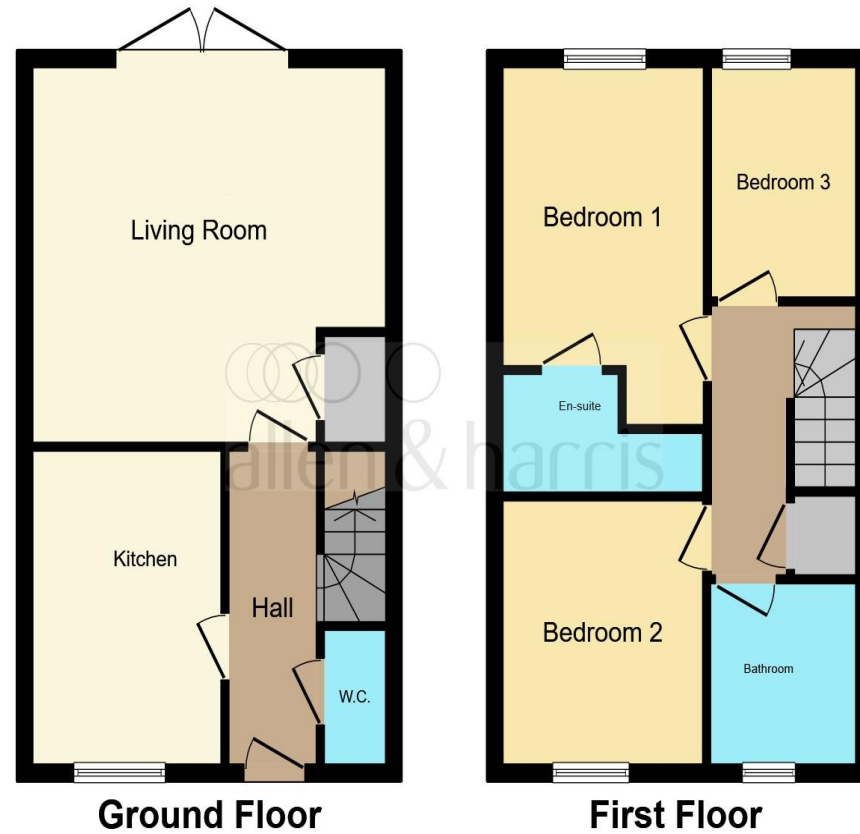
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## **Rogers Close, Yate Bristol**

- CUL-DE-SAC
- WESTERLY FACING GARDEN
- LOUNGE & KITCHEN/DINER
- CLOAKROOM & ENSUITE & FAMILY BATHROOM
- COUNCIL TAX BAND : C

Tenure: Freehold EPC Rating: B

~LeaseholdStatement



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Property Ref:

