



Rogers Close, Yate Bristol BS37 7EN

welcome to

Rogers Close, Yate Bristol

****ENCLOSED REAR GARDEN**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

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





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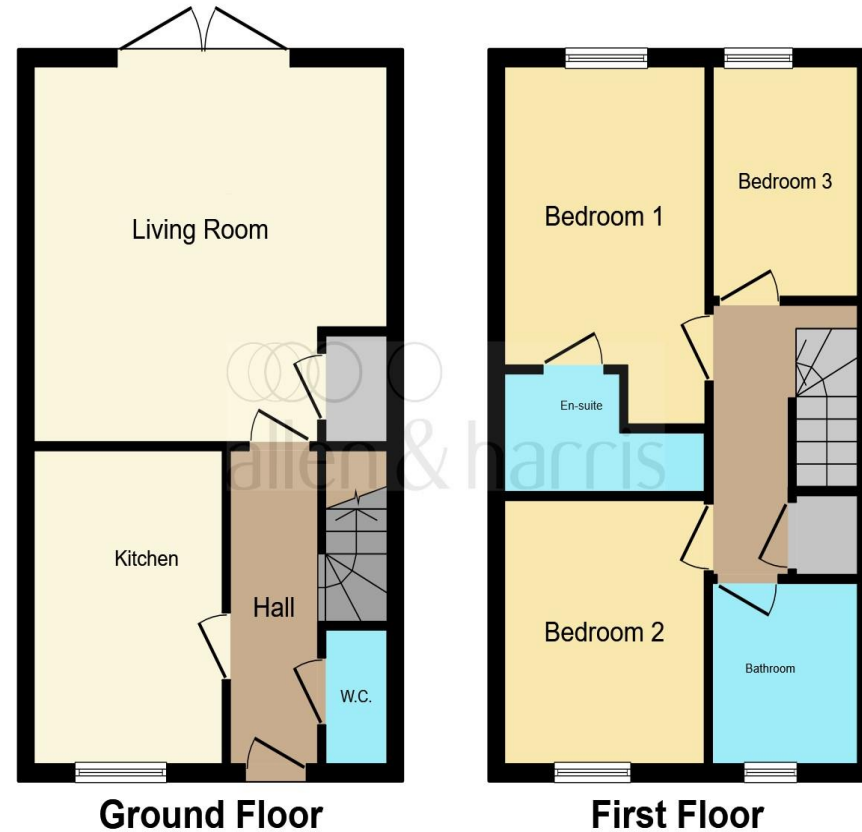
Rogers Close, Yate Bristol

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

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£315,000



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.

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Property Ref:
CPS104441 - 0010

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