



Cambrian Drive, Yate Bristol BS37 5TR

welcome to

Cambrian Drive, Yate Bristol

- TWO BEDROOM END OF TERRACE HOME
- LOUNGE & KITCHEN/DINER
- CONSERVATORY
- FULLY ENCLOSED SOUTHERLY FACING REAR GARDEN
- CUL-DE-SAC

Tenure: Freehold EPC Rating: Awaited

£280,000

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)
Double glazed window to front, coved ceiling, radiator

Kitchen/ Diner

11' 8" x 10' 11" (3.56m x 3.33m)
Double glazed patio doors to conservatory, both wall and floor units with work surfaces over, tiled splashbacks, space for gas cooker, space for washing machine, space for fridge freezer, stainless steel sink and drainer, radiator, tiled flooring

Conservatory

9' x 7' 6" (2.74m x 2.29m)
Double glazed windows to garden, French doors to patio, power & light

Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m)
Double glazed window to front, built in wardrobes, built in storage over stairs, radiator

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)
Double glazed window to rear, fitted wardrobe, radiator

Bathroom

Double glazed window to rear, w/c, vanity wash hand basin, bath with mixer taps over, chrome effect towel radiator, wood effect vinyl flooring

Rear Garden

Fully enclosed by boundary fence, patio area to grass, door to garage, outside tap, gated side access



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Property Ref:
CPS104706 - 0008

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