



Rogers Close, Yate Bristol BS37 7EN

welcome to

Rogers Close, Yate Bristol

WESTERLY FACING GARDEN This charming family home, situated in the sought-after town of Yate, boasts a tasteful interior design throughout. Featuring a cozy lounge, a spacious kitchen/diner, three well-appointed bedrooms including a master with ensuite, finishing with a modern family bathroom.

Entrance Hall

Double glazed door to front, wood effect herringbone flooring

Cloakroom

W/c, corner wash hand basin, extractor fan, wood effect herringbone flooring

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

Double glazed window to front, panelled walls, radiator, wood effect herringbone flooring

Kitchen/Diner

15' x 10' 5" (4.57m x 3.17m)

Double glazed window to rear, French doors to garden, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink and drainer, tiled splashback, electric oven, gas hob with cooker hood over, integrated washing machine, slimline dishwasher & fridge freezer, radiator, tiled flooring

Landing

Loft access, pull down ladder, boarded & insulated, airing cupboard, slatted shelves, radiator

Bedroom One

13' 11" x 8' 6" (4.24m x 2.59m)

Double glazed window to front, radiator

Ensuite

W/c, wash hand basin, shower cubicle, tiled splashback, shaver point, chrome effect towel radiator, wood effect vinyl flooring

Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed window to rear, radiator

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)

Double glazed window to front, radiator

Bathroom

Double glazed window to rear, w/c, wash hand basin, bath with mixer taps, tiled splashback, radiator, extractor fan, wood effect vinyl flooring

Rear Garden

A westerly facing fully enclosed garden by boundary fence, slate effect patio to garden, shed to rear, raised sleeper bed to rear.





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welcome to

Rogers Close, Yate Bristol

- BEAUTIFULLY DECORATED
- THREE BEDROOMS
- CLOAKROOM & ENSUITE & FAMILY BATHROOM
- COUNCIL TAX BAND: C
- WESTERLY FACING GARDEN

Tenure: Freehold EPC Rating: B

offers in excess of

£325,000



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

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Property Ref:
CPS104826 - 0005

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