









welcome to

Station Road, Yate Bristol

NO ONWARD CHAINSOUTHERLY FACING*** A four bedroom detached family home located in Yate. Acommodation comprises; Entrance hall, cloakroom, lounge, dining room, kitchen, four good sized bedrooms & bathroom. The property further benefits from a generous rear garden, garage & off street parking.

Entrance Hall

Double glazed door to front porch, stairs to first floor, doors to ground floor rooms, fusebox, wood effect laminate flooring,

Cloakroom

Double glazed window to front, w/c, wash hand basin

Lounge

16' 5" x 11' 11" (5.00m x 3.63m)
Double glazed window to front. coved ceiling, wood effect vinyl flooring

Dining Room

10' 11" x 8' 2" (3.33m x 2.49m) Double glazed window to rear, wood effect laminate fllooring

Kitchen

17' 11" x 8' 11" (5.46m x 2.72m)

Double glazed window to rear, door to rear, both wall and floor units with work surfaces over, stainless steel sink & drainer, tiled splashback, space for range cooker, cooker hood over, space for washing machine & dishwasher, radiator

Bedroom One

14' 6" x 13' 2" (4.42m x 4.01m)
Double glazed window to front, coved ceiling, baseboard heater

Bedroom Two

15' 8" max x 12' 4" max (4.78m max x 3.76m max) Double glazed window to front, coved ceiling, radiator, built in cupboard, baseboard heater

Bedroom Three

13' 2" into recess x 10' (4.01m into recess x 3.05m)

Double glazed window to rear, coved ceiling, baseboard heater

Bedroom Four

10' $\max x$ 8' 8" \max (3.05m $\max x$ 2.64m \max) Double glazed window to rear, coved ceiling, loft access, built in cupboard housing boiler, baseboard heater

Bathroom

Double glazed window to rear, bath with mixer taps over, w/c, pedestal wahs hand basin, radiator













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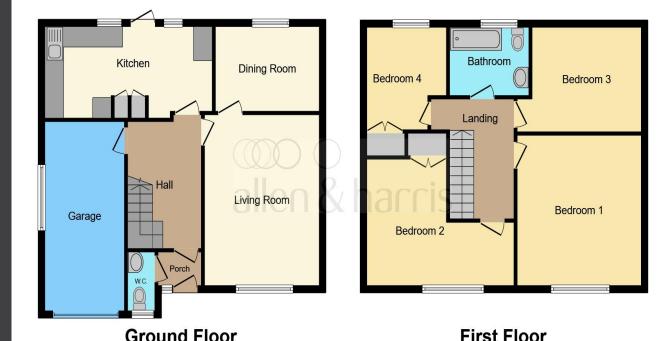
Station Road, Yate Bristol

- No onward chain
- Southerly facing
- Two reception rooms
- Cloakroom & family bathroom
- Generous enclosed rear garden

Tenure: Freehold EPC Rating: Awaited

quide price

£350,000



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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