



Station Road, Yate Bristol BS37 4PQ

welcome to

Station Road, Yate Bristol

NO ONWARD CHAINSOUTHERLY FACING*** A four bedroom detached family home located in Yate. Accommodation 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,

Double glazed window to rear, coved ceiling, baseboard heater

Cloakroom

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

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

Lounge

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

Bathroom

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

Dining Room

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

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)





view this property online allenandharris.co.uk/Property/CPS104608



welcome to

Station Road, Yate Bristol

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

Tenure: Freehold EPC Rating: Awaited

guide price

£350,000



Ground Floor



First Floor

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

view this property online allenandharris.co.uk/Property/CPS104608



Property Ref:
CPS104608 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk