



Priors Lea, Yate Bristol BS37 4DF


allen & harris

welcome to

Priors Lea, Yate Bristol

WESTERLY FACING GARDENCUL-DE-SAC*** A three bedroom mid-terraced family home located in the popular town of Yate. Accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three bedrooms & Family Bathroom. The property further benefits with an Enclosed Rear Garden.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor

Lounge

13' 11" x 11' 2" (4.24m x 3.40m)

Full height aluminum double glazed window to front, coved ceiling, ceiling rose, archway, wood effect laminate flooring

Dining Room

Patio doors to conservatory

Kitchen

11' 9" x 8' 4" max (3.58m x 2.54m max)

Double glazed window to rear, a fitted kitchen with both wall and floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer, tiled splashbacks, double oven & electric hob with extractor fan over, pantry cupboard, tiled flooring

Landing

Loft access, insulated, part boarded

Bedroom One

15' to front of wardrobe x 10' 1" (4.57m to front of wardrobe x 3.07m)

Aluminum double glazed window to front, airing cupboard housing combi boiler, fitted wardrobes, spotlights, radiator

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Double glazed window to rear, radiator, wood effect laminate flooring

Bedroom Three

8' 3" x 6' 10" (2.51m x 2.08m)

Aluminum double glazed window to front, radiator

Rear Garden

Laid to patio, fully enclosed by boundary fence, raised flower bed to rear, westerly facing

Garage

8' 3" x 6' 10" (2.51m x 2.08m)

Up'n'over door to front





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welcome to

Priors Lea, Yate Bristol

- THREE BEDROOM MID-TERRACED
- LOUNGE & DINING ROOM
- KITCHEN & CONSERVATORY
- FULLY ENCLOSED REAR GARDEN
- WESTERLY FACING

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£270,000



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:
CPS105140 - 0004

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