



**£265,000**  
**Celestine Road**  
Yate, BS37 5ED

## PROPERTY SUMMARY

Welcome to this comfortable and well laid out home, offering plenty of space for everyday living. As you enter, the hallway leads to a handy downstairs cloakroom and then through to a bright kitchen and breakfast room, a lovely spot for morning coffee or family meals. Just next door is the living and dining room, a relaxed open space that works well for both quiet evenings in and having friends over.

Upstairs, there are two good double bedrooms and a well sized single bedroom, along with a modern shower room and wet room.

The front garden is laid to lawn, giving the property a welcoming feel, while the rear garden offers a mix of patio and lawn, ideal for sitting out, entertaining, or simply enjoying some fresh air.

3	
1	
2	

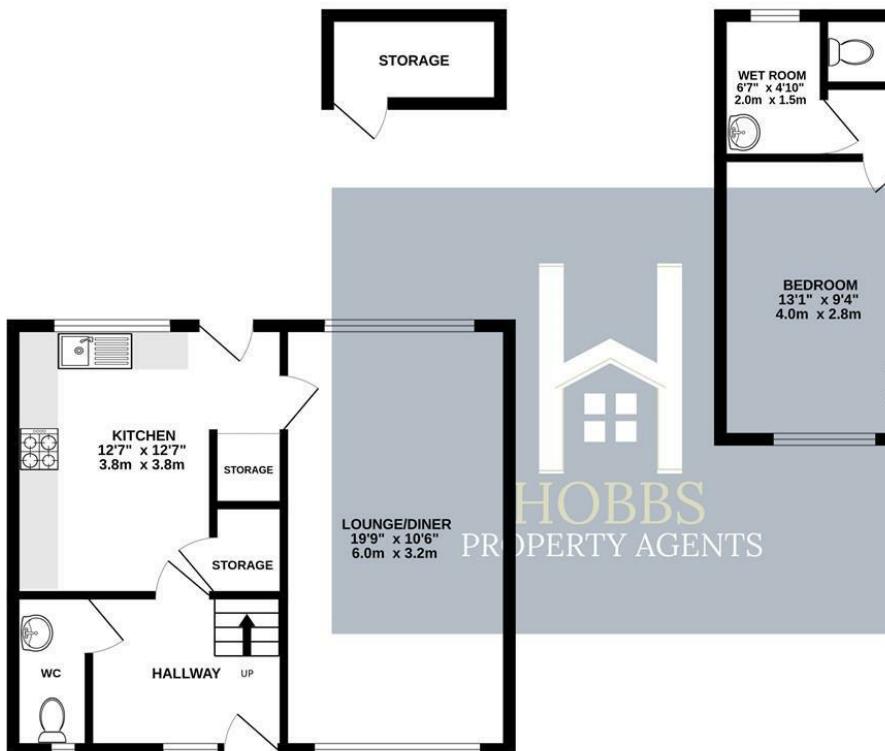








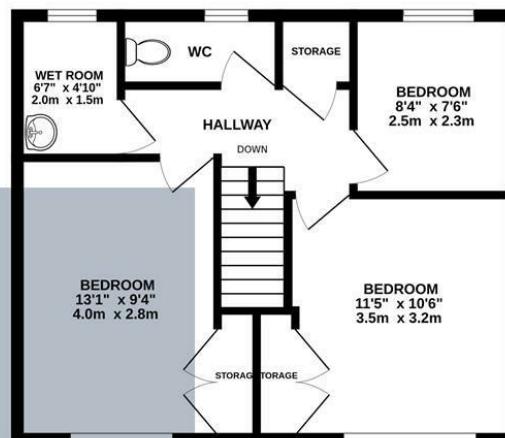
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

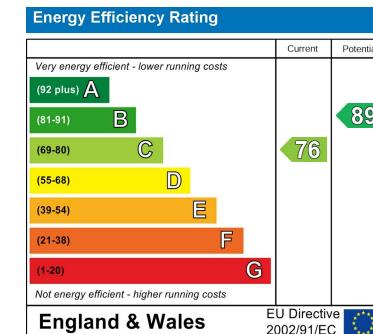


LOCAL AUTHORITY  
South Gloucestershire

TENURE  
Freehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE DETAILS  
01454 529 024  
[sales@hobbspropertyagents.co.uk](mailto:sales@hobbspropertyagents.co.uk)