

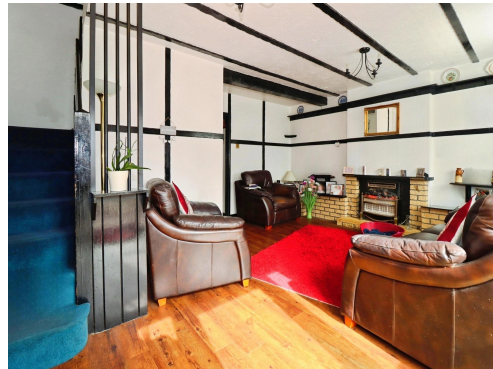


Connells

Slimbridge Close
Yate Bristol

Slimbridge Close Yate Bristol BS37 8XY

for sale offers in excess of
£300,000



Property Description

If you are searching for a three-bedroom home with personality and the opportunity to make your mark, this semi-detached property could be just the one.

The home offers a wonderfully characterful living space, complete with striking exposed-style beams, timber flooring and fireplace, creating a room full of warmth and individuality. There is ample space to unwind, spend time together or entertain friends and family.

With three bedrooms, the property offers flexibility for growing households, guests or anyone needing additional space to work from home. A family bathroom completes the accommodation, featuring a bath, wash basin, shower and WC.

The property has been enjoyed in its current style and now provides an exciting opportunity for its next owner to refresh and modernise selected areas to their own taste. Whether you favour a contemporary transformation or would prefer to embrace and enhance the existing character, there is plenty of scope to create a fantastic home.

Full of charm and ready for its next chapter, this is a property where a little imagination could go a long way.

Hall

Access to kitchen, dining room and lounge.
Radiator

Dining Room

12' 8" x 7' 11" (3.86m x 2.41m)
Double Glazed Window, Radiator

Kitchen

10' 9" x 5' 9" (3.28m x 1.75m)
Double Glazed Window, Space for: fridge, dishwasher, washing machine

Lounge

17' 7" x 15' (5.36m x 4.57m)
Double Glazed Window, Double Glazed Doors

to back, Radiator

Landing

Access to all Bedrooms and Bathroom,
Storage Cupboard

Bedroom 1

11' 8" x 10' 2" (3.56m x 3.10m)
Double Glazed Window, Radiator,
Storage Cupboard

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m)
Double Glazed Window, Radiator,
Large Wardrobes

Bedroom 3

11' 8" x 7' 1" (3.56m x 2.16m)
Double Glazed Window, Radiator

Bathroom

10' 11" x 5' 10" (3.33m x 1.78m)
Double Glazed Window, Radiator,
Pedestal Toilet, Wash Hand Basin,
Bath, Shower

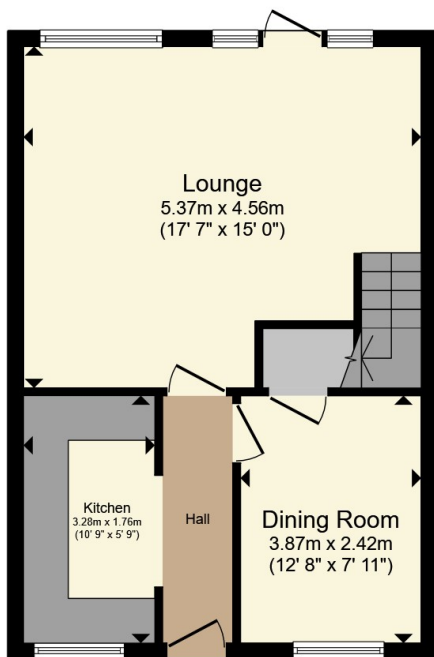
Garage

16' 8" x 8' 4" (5.08m x 2.54m)

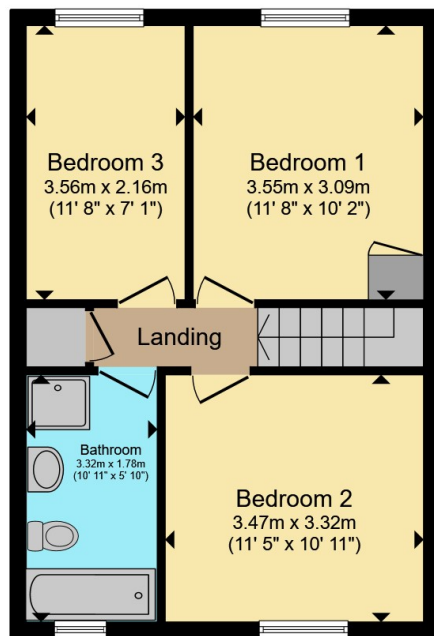
Garden

Front Tile Patio, Raised Stone Flower
Beds, Stone Path to Garage

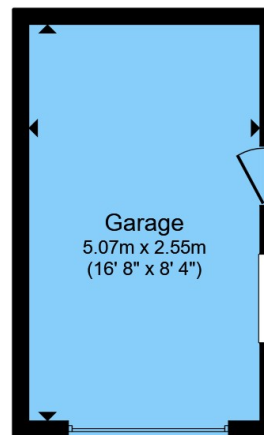




Ground Floor



First Floor



Garage

Total floor area 101.7 m² (1,095 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/YAT308611

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308611 - 0009