



Edge Close, Yate Bristol BS37 7JE


allen & harris

welcome to

Edge Close, Yate Bristol

**** QUITE LOCATION DETACHED FAMILY HOME**** This fantastic three bedroom family home has a downstairs cloakroom, three double bedrooms, en-suite , main bathroom, ample parking,corner plot, quite location.

Entrance Hall

Double glazed front door with window, radiator, wood effect flooring.

Kitchen/Diner

Double glazed windows to side and front, Wall and base units, stainless steel sink with drainer, built in electric oven and hob, integrated fridge/freezer,

Lounge

Double glazed window to side, french doors to rear, radiator.

Downstairs Cloakroom

hand wash basin, W/C, radiator. extractor fan. wood effect flooring.

Bedroom One

Double glazed window to front and side, radiator, door leading to en-suite

En-Suite

Wash hand basin, double shower unit, W/C, wood effect flooring.

Bedroom Two

Double glazed window to side , radiator.

Bedroom Three

Double glazed window to side, radiator.

Main Bathroom

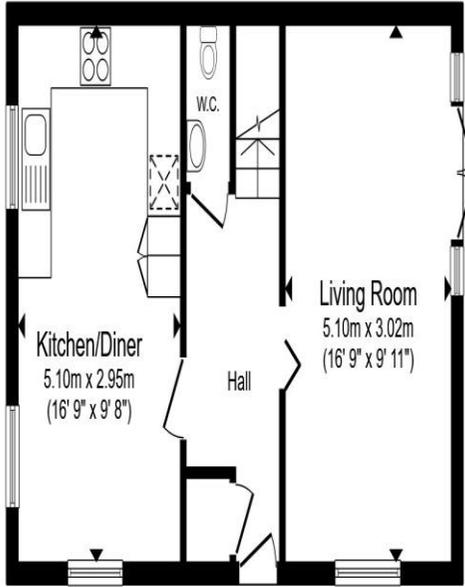
Double glazed window to side, wash hand basin, bath with shower over,W/C, radiator. wood effect flooring fan.

Rear Garden

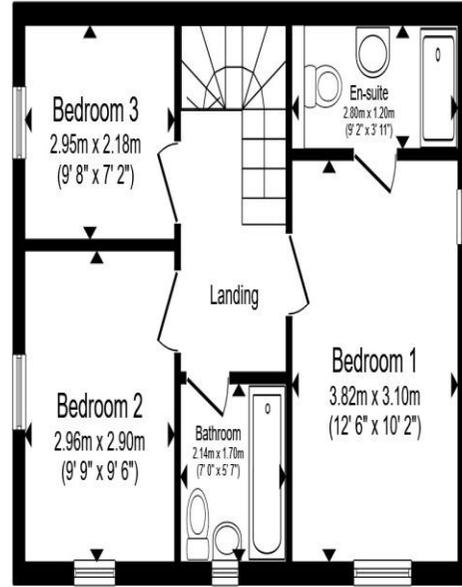
Lawn laid to path and patio, shed, side access to parking.

Tandem Parking

Parking for multiple vehicles to side.



Ground Floor



First Floor

Total floor area 80.3 m² (864 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



welcome to
Edge Close,
Yate Bristol

- DETACHED PROPERTY
- THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS CLOAKROOM
- AMPLE PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£365,000



view this property online allenandharris.co.uk/Property/CPS105387



Property Ref:
CPS105387 - 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](https://www.allenandharris.co.uk)