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Estate Agents & Property Lettings



92 Lancaster Road

Yate

£349,950



92 Lancaster Road, Yate, BS37 5SX

Spacious link-detached family home occupying a prominent position at the head of this ever popular North Yate cul-de-sac. With a mature enclosed rear garden, garage and off-road parking, the interior of the property is unusually spacious which gives plenty of opportunity for the new buyer to configure the property to their lifestyle and desire. In summary, accommodation comprises large living room, kitchen, conservatory, downstairs cloakroom, 3 bedrooms & shower room. Many 'wear-and-tear' items in the property have been recently replaced as part of routine maintenance, such as the boiler, windows, modern kitchen, and some exterior render. The property benefits from a single garage which is accessible from the rear, plus off-road parking for two. Located a stones' throw to local amenities - pub/restaurant, local mini-supermarket, and take-away are all nearby.

- Prominent Link-Detached
- 3 Bedrooms & Shower Room
- Spacious Living Room
- Conservatory & Garage
- Downstairs Cloakroom
- Enclosed Rear Garden
- Energy Efficiency Band C
- No Onward Chain





Location & Situation:-

Yate

The property is located on the doorstep of local facilities – Farmhouse pub/restaurant, mini-supermarket, and take-away. Local parks and green spaces are a short walk away. Yate Shopping Centre is a 5-minute drive away, with a full range of shops, library, leisure centre, cafes, and schools, including big Tesco Extra and Marks & Spencer. The historic Market town of Chipping Sodbury has a range of artisan shops, restaurants and social clubs, a Waitrose supermarket, and award-winning butchers and bakers, and pubs. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

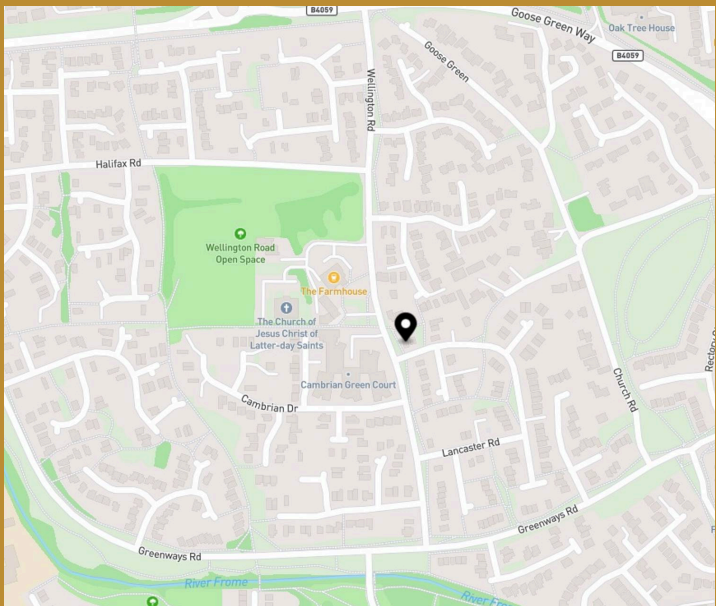
Further details:-

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



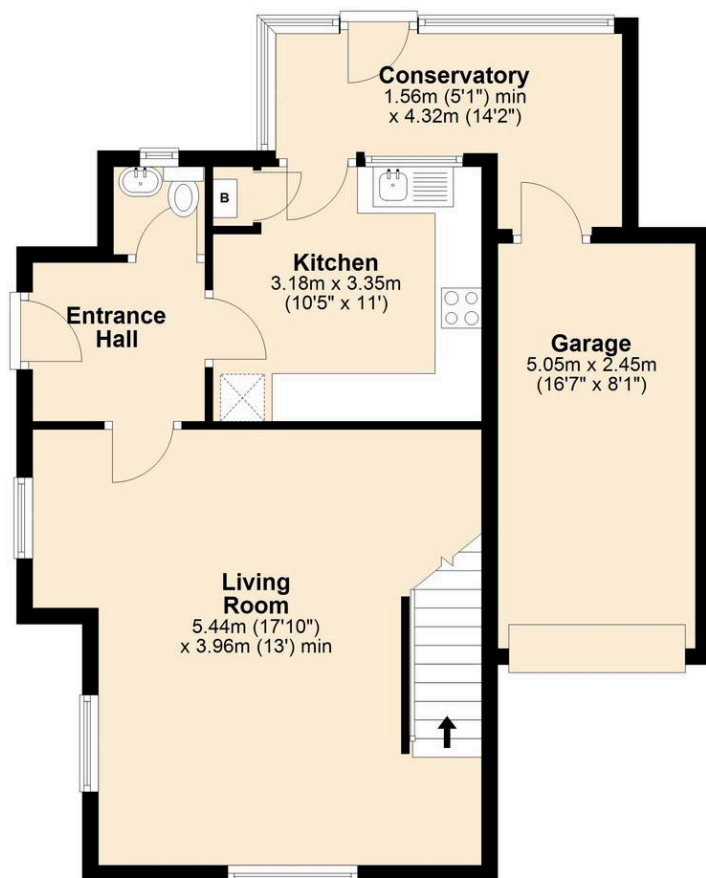
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	79
England, Scotland & Wales		



Ground Floor

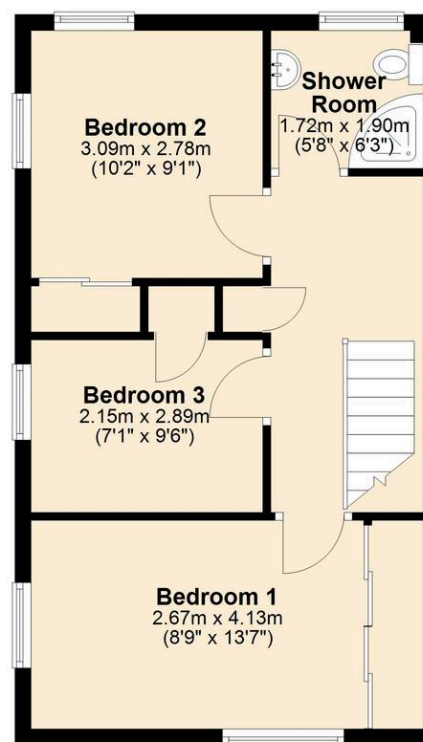
Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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