



Connells

Bredon  
Yate Bristol



### Property Description

A generous extended three bedroom end terrace home, tucked away at the end of the road complete with garage and off-street parking. The property briefly comprises: Entrance Hall, lounge (currently used as a bedroom), Kitchen that is open to further living and dining space and downstairs shower room. Whilst upstairs boasts 3 bedrooms: 2 doubles and 1 single and a family bathroom.

Yate provides a host of family facilities, including schools, retail and leisure centres, medical and sporting facilities. There are plenty of green spaces, cycle paths and excellent commuter links. We anticipate a high level of interest for this property and recommend an early inspection so as to avoid disappointment.

### Entrance Hall

Double glazed door to front. Stairs leading to the first floor and storage cupboard.

### Lounge

Double glazed window to front aspect and radiator.

### Kitchen/Living/Dining Area

#### Kitchen

Double glazed window to rear aspect over looking the rear garden. A combination of wall and base units with work tops over and stainless steel sink/drain, integrated hob with cooker hood over. Integrated double oven, plumbing for washing machine & dishwasher, space for fridge/freezer and complete with tiled flooring. Archway leading through to Living/Dining Space.

#### Living/Dining Space

Double glazed window to side and rear aspect

and Double glazed patio doors to rear aspect leading out to the rear garden. Radiator and door to Shower Room and entrance hall.

### Shower Room

Low level wc, wash hand basin and shower cubicle.

### Bedroom One

Double glazed window to front aspect and radiator.

### Bedroom Two

Double glazed window to rear aspect. radiator, and base units with stainless steel sink/drain.

### Bedroom Three

Double glazed window to front aspect, built in cupboard and radiator.

### Family Bathroom

Double glazed window to rear aspect, low level wc, wash hand basin, bath with shower head over and glass screen. Tiled walls and vinyl flooring.

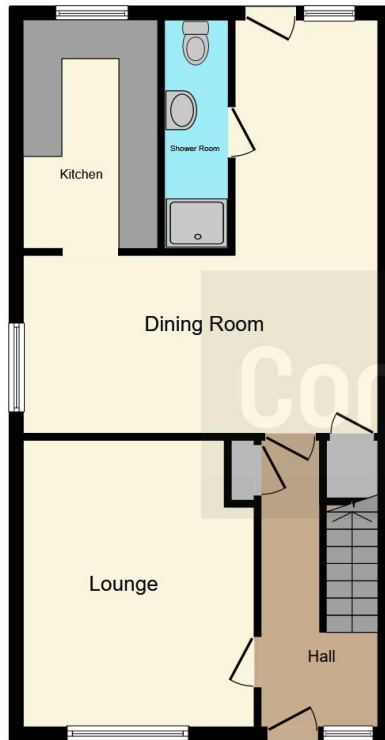
### Garden

Fully enclosed by boundary wall with gated side access. Mainly laid to patio with steps to a raised area that is covered with UV protection roof.

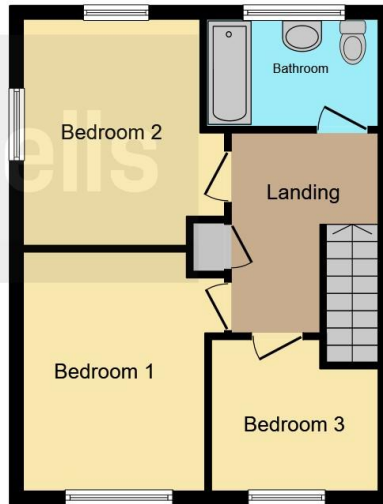
### Parking

Garage and parking space in front.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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