



£328,000
Rectory Close
Yate, BS37 5SD

PROPERTY SUMMARY

The property opens into an entrance hall with stairs rising to the first floor. The ground floor offers a bright living room / dining room with doors opening directly onto the rear garden, creating an excellent space for everyday living and entertaining. The kitchen is positioned adjacent and provides access via doors to the side of the property.

Upstairs, the first floor comprises two well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a good sized single bedroom. The accommodation is completed by a modern family bathroom fitted with both a bath and a separate shower. Loft access is also available from the landing.

Externally, the property enjoys spacious front and rear gardens designed for low maintenance. To the rear there is a garage with an allocated parking space, providing practical storage and off road parking.

3



1



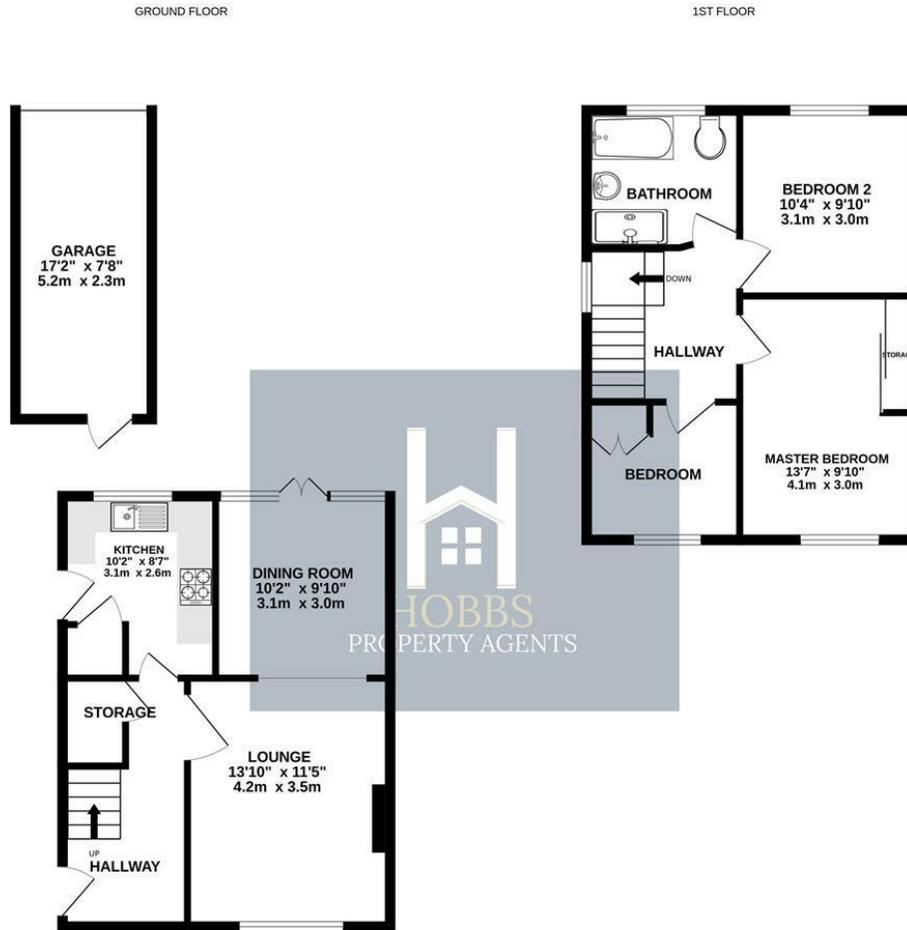
2











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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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