

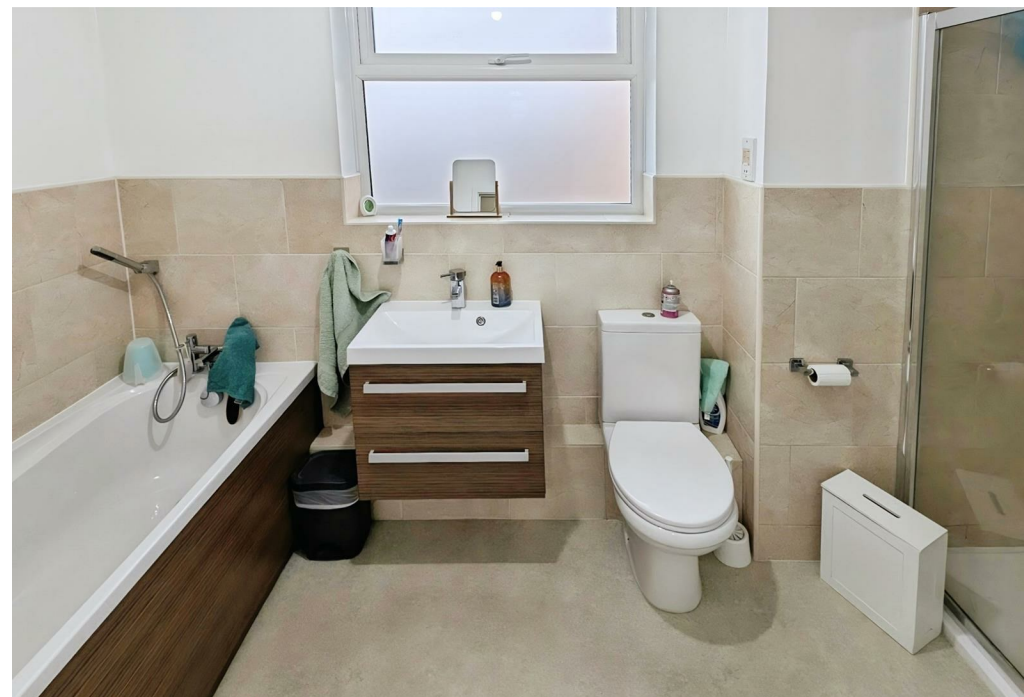


Lancaster Road,
Yate
BS37

£370,000



This well presented semi-detached house offers a perfect blend of modern living and comfort. Set on a generous corner plot, the property boasts beautifully maintained gardens that provide an ideal space for outdoor relaxation and entertaining. Upon entering, you are greeted by a stunning modern kitchen/diner, designed to be both functional and stylish. This inviting space is perfect for family meals or hosting friends, making it the heart of the home. The lounge is a welcoming area, ideal for unwinding after a long day, providing a cosy atmosphere for family gatherings. The property features three well-proportioned bedrooms, offering ample space for family or guests. The family bathroom is thoughtfully designed, complete with a separate shower, ensuring convenience for busy mornings. Additional highlights include gas central heating and double glazing, which enhance the property's energy efficiency and comfort throughout the year. Off-road parking is also available, providing ease and security for your vehicles. This delightful home is perfect for families or anyone seeking a peaceful yet convenient lifestyle in Yate. With its modern amenities and charming outdoor space, it is a must-see for those looking to make a new home.



Kitchen/Diner 17'3" x 13' 4" max

Double glazed entrance door, double glazed windows to front, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, work surfaces, Belling oven, cooker hood, integral dishwasher, Karndean flooring, double radiator.

Lounge 16'2" x 10'11"

Double glazed window to rear, feature fire place, understairs cupboard, radiator, double glazed door to rear garden.

Landing

Acces to loft space.

Bedroom One 17'4" (max to inside of wardrobe) x 10'6"

Double glazed windows to front, two radiators.

Bedroom Two 10'11" x 8'10"

Double glazed window to rear, radiator.

Bedroom Three 9'11" (max to inside of cupboard) x 8'3"

Double glazed window to rear, built in cupboard housing immersion heater, radiator.

Bathroom

Double glazed window to side, double shower cubicle, vanity wash hand basin, W/C, shaver point, radiator.

Front Garden

Tarmacked providing off road parking for two cars.

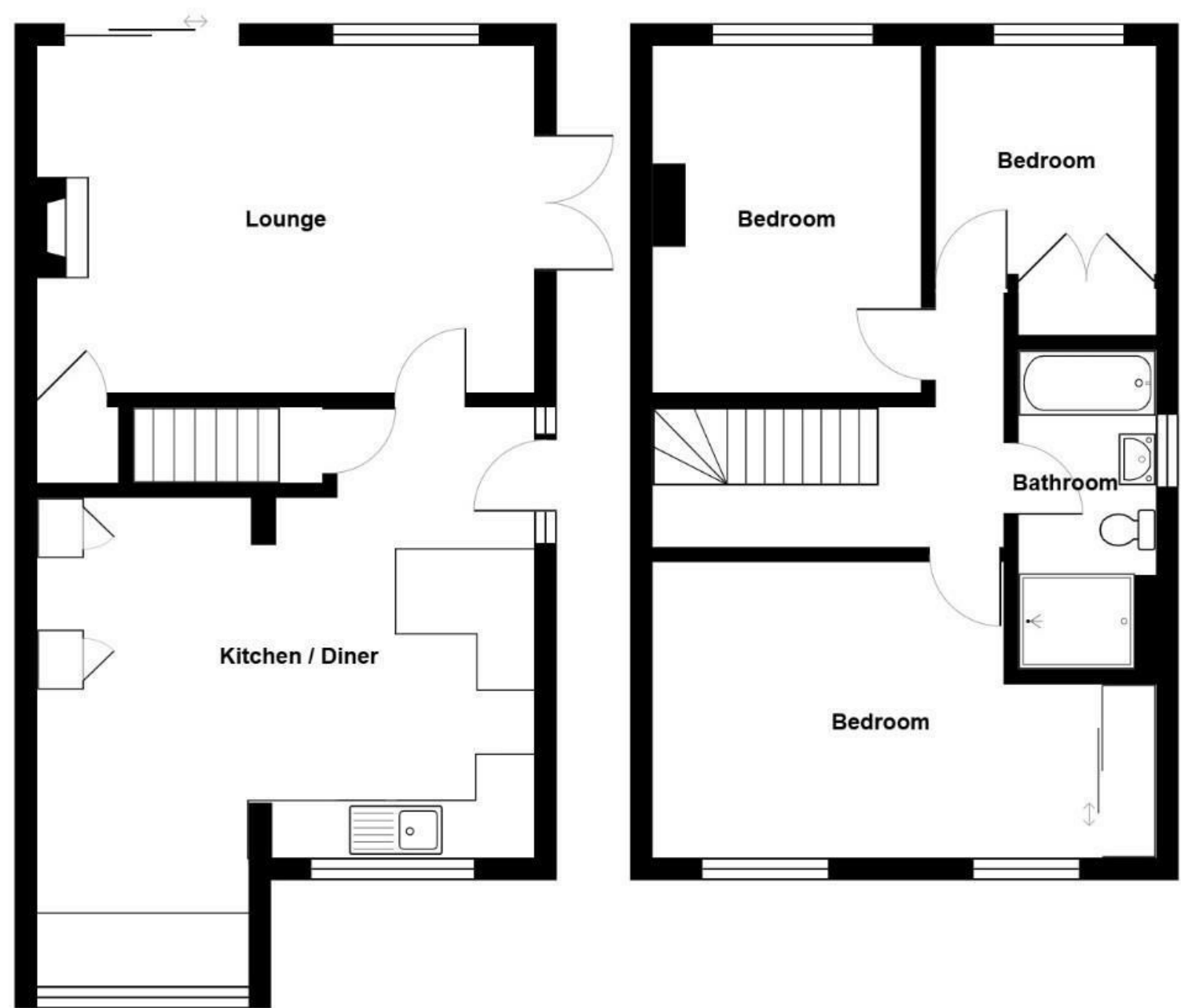
Rear Side Garden

Laid to lawn with trees, bushes, borders and decking.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: C



- Semi Detached House with Corner Plot Gardens
- Stunning Modern Kitchen/Diner
- Lounge
- Family Bathroom with Separate Shower
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	69	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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