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Plover Close, Yate, BS37

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Yate,
BS37

£350,000

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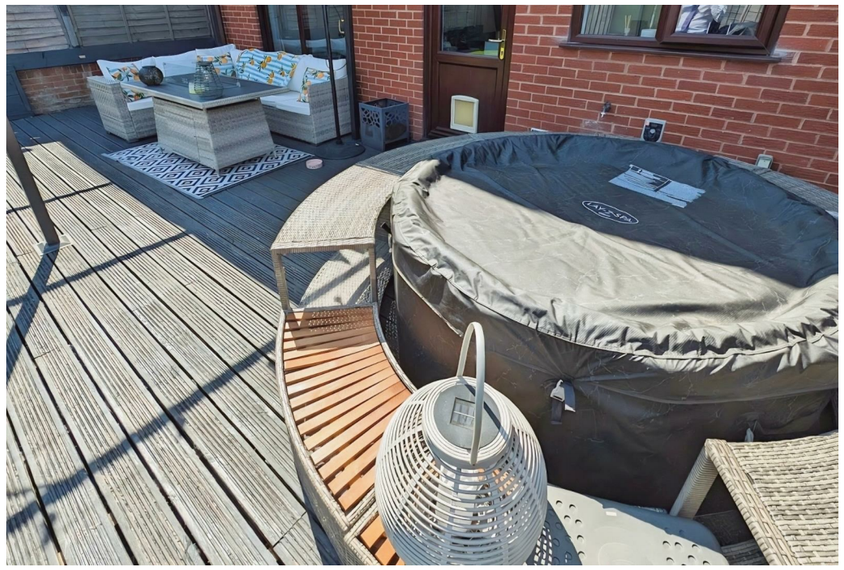
Nestled in the charming Plover Close, Yate, Bristol, this well-presented semi-detached house offers a delightful blend of modern living and comfort. With an inviting open plan layout this property is perfect for both relaxation and entertaining. The stunning kitchen and dining area is a true highlight, featuring a modern fitted kitchen that is sure to impress any culinary enthusiast. The home boasts three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is conveniently designed, complemented by a separate W/C for added convenience. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find well-maintained gardens that offer a lovely outdoor space for leisure and play. Additionally, the property includes a garage and hardstanding, providing practical solutions for parking and storage. With no onward chain, this semi-detached house is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this property in Yate is an excellent opportunity not to be missed.



ENTRANCE HALL
Double glazed door to front, double glazed window to front, laminate flooring, box style radiator,

OPEN PLAN KITCHEN/DINER 22'4" x 9'10"
Double glazed window to rear, range of modern wall and base units, work surfaces, stainless steel sink unit, built in electric oven nad hob, cooker hood, space for fridge freezer, space for washing machine, wine cooler, island, laminate flooring, double glazed door to rear garden.

OPEN PLAN LOUNGE/AREA 13'9" max x 10'9"
Double glazed window to front, feature fire place, stairs to first floor, two radiators.

LANDING
Access to loft space, airing cupboard, radiator.

BEDROOM ONE 11'4" x 10'7"
Double glazed window to front, box style radiator.

BEDROOM TWO 11'4" x 8'2"
Double glazed window to front, built in cupboard, radiator.

BEDROOM THREE 10'3" max x 9'3"
Double glazed window to rear, radiator.

BATHROOM
Double glazed window to rear, modern suite of bath with shower over, pedestal wash hand basin, W/C, part tiled.

SEPARATE W/C
Double glazed window to rear, wash hand basin, W/C.

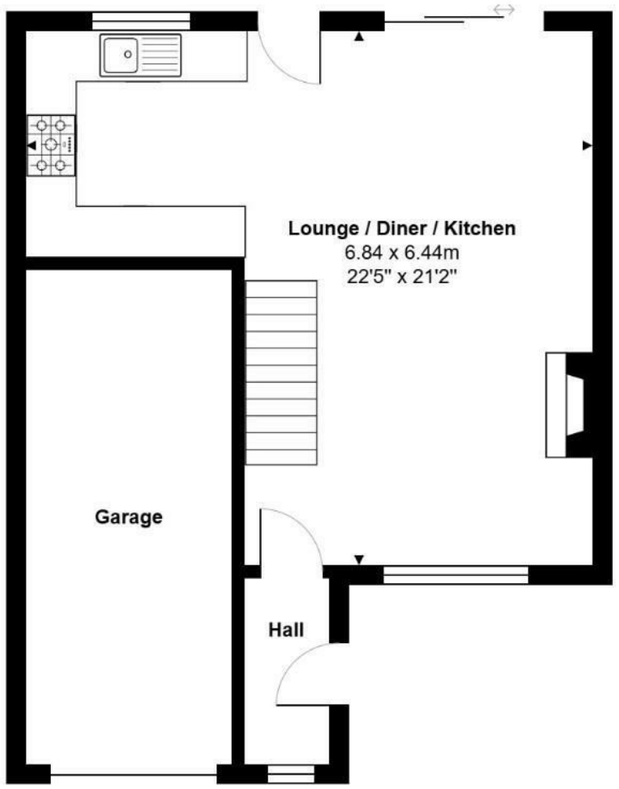
FRONT GARDEN
Laid to lawn.

REAR GARDEN
Artificial grass, decking, pegola.

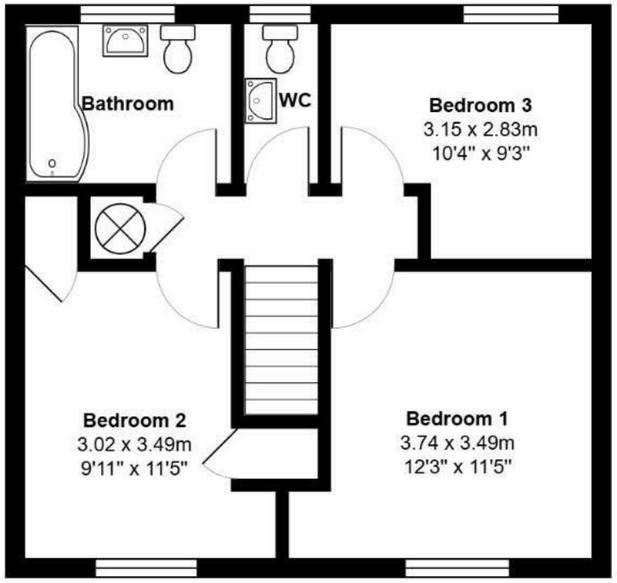
GARAGE
Single up and over door power and light.

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

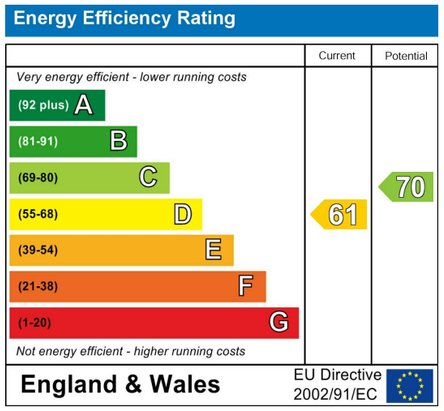


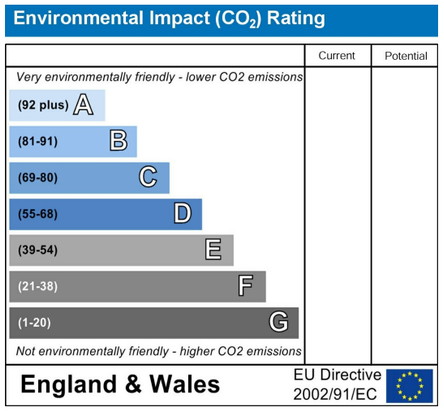
Area: 52.8 m² ... 569 ft²



Area: 44.0 m² ... 474 ft²

- Well Presented Semi Detached House
- Open Plan
- Stunning Modern fitted Kitchen/Diner
- Lounge Area
- Family Bathroom
- Separate W/C
- Three Well Proportioned Bedrooms
- Gas Central Heating, Double Glazing
- Gardens, Garage and Hardstanding
- No Chain





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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