

Connells

Parnall Crescent
Yate Bristol

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Yate Bristol BS37 5XS

for sale offers in excess of
£270,000







Property Description
OFF STREET PARKING **TWO RECEPTION ROOMS** This front approach 2 bedroom home is move in ready, offering a spacious lounge, that leads on to a conservatory that is currently used as a dining room. Complete with a generous sized rear garden and iff street parking for two cars.

Entrance Hall

Kitchen
7' 8" x 7' 7" (2.34m x 2.31m)
Double glazed window to front aspect. A combination of wall and base units, with wood worktops over, tiled splashbacks and stainless steel sink/drainer. Integrated oven, integrated hob, space for fridge/freezer and plumbing for washing machine and slimline dishwasher.

Lounge
11' 6" x 16' 8" (3.51m x 5.08m)
Double glazed window to rear and double glazed door leading through to conservatory. Wood effect flooring, radiator and stairs rising to first floor.

Conservatory
10' 2" x 8' 2" (3.10m x 2.49m)
Double glazed windows to rear and side aspect, and double glazed French doors leading out to the garden.Tiled flooring and electric wall mounted heater.

Landing

Doors leading to both bedrooms and bathroom.

Access to loft, which is boarded.

Bedroom One
8' 4" x 13' (2.54m x 3.96m)
Double glazed window to rear aspect, radiator and storage cupboard housing boiler.

Bedroom Two
6' 6" x 11' 7" (1.98m x 3.53m)
Double glazed window to front aspect and radiator.

Bathroom

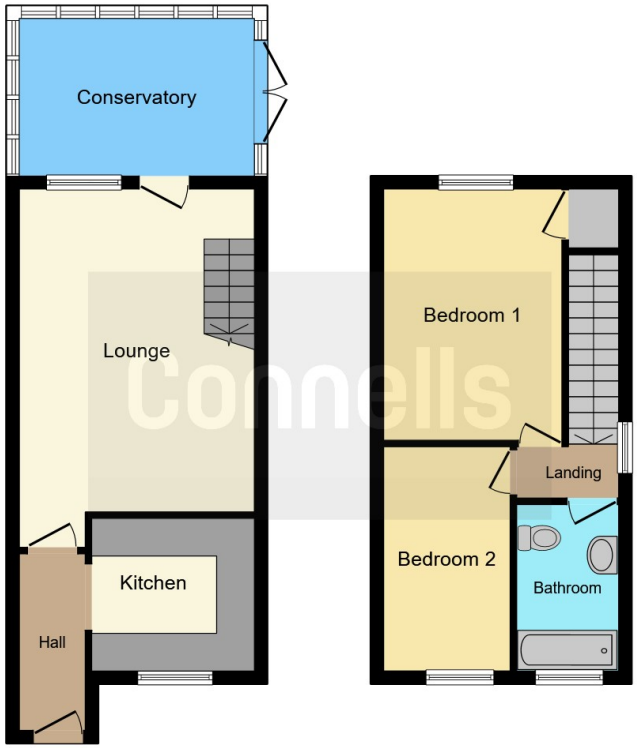
Double glazed window to rear aspecy. Low level wc, walk in shower unit with rainfall shower head, wallmounted vanity unit with draws and sink. completle with heated towel rail, fully tiled walls and floor and spotlights.

Garden

Gated side access. Fully enclosed by boundary fence, path leading from side access to patio area with gravelled areas down each side, which also leads to the lawned area.











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

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72-74 Station Road Yate
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EPC Rating: D

Council Tax Band: B

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Tenure: Freehold

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