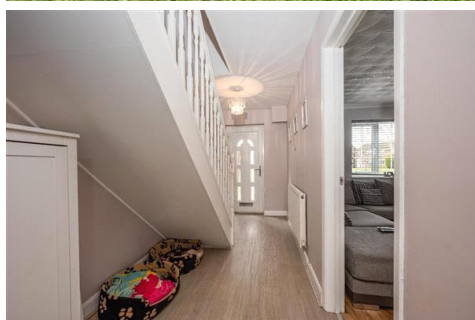




01454 326846

gemma@mwfarringtons.co.uk



BROCKWORTH, YATE, BRISTOL

OIEO £290,000 Freehold

A well presented three bedroom semi detached property in the South Yate area of Yate.

The property offers three bedrooms, kitchen/diner, separate lounge and a family bathroom.

To avoid disappointment please call Farringtons on 01454 326846

SSTC

- Driveway with single garage
- Entrance hallway
- EPC Rating C
- Fitted Bathroom
- Fitted Kitchen
- Freehold
- Front and Rear Gardens
- Gas Central Heating
- Great location

Farringtons are pleased to welcome this well presented three bedroom semi-detached property in Brockworth, Yate. The ground floor of the property offers a modern kitchen/diner and a separate lounge. The first floor offers a family bathroom and three bedrooms.

Further benefits: gas central heating, UPVC double glazing, front and rear gardens, single garage and driveway.

Ideal family home as the property is situated overlooking a large green area and within walking distance of Wellesley Primary School.

Close to local amenities and primary and secondary schools.

EPC Rating C
Council Tax BAND B

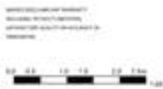
Council Tax Band: B
Tenure: Freehold



BROCKWORTH, YATE, BRISTOL
OIEO £290,000 Freehold



DETAILS
Total Ground Floor 35.87 m²



▼ Ground Floor



DETAILS
Total 1st Floor 34.94 m²



▼ 1st Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.