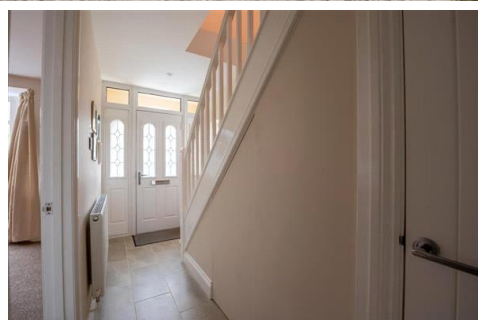




01454 326846

gemma@mwfarringtons.co.uk



HIGHWAY, YATE, BRISTOL

SSTC

£425,000 Freehold

A MUST SEE!!

A simply stunning renovated three bedroom semi detached property on the popular "Ridge Estate" offering no onward chain.

Call Farringtons to arrange a viewing on 01454 326846 to avoid disappointment!!

A stunning three bedroom semi detached property offering no onward chain, a credit to the current owners.

This property has under gone a complete refurbishment and updated to a very high standard.

The ground floor of the property offers an inviting entrance hall with downstairs cloakroom and Toilet, separate lounge and dining room. Beautiful open plan kitchen and snug room which leads out onto a decked area overlooking an enclosed well maintained south west facing rear garden.

The first floor offers two double bedrooms, modern family bathroom and a single bedroom which can also be used as an office or study.

Further benefits: Gas central heating, UPVC double glazing, high end built in appliances by Neff. Acoustic windows in lounge and front bedroom. Detached garage with electric.

The Loft is boarded, insulated and has electric. Perfect for a loft conversion! Property also offers off street parking for at least 3 cars.

Ideal location for Yate Shopping Centre, Yate Riverside Complex, Chipping High Street and primary and secondary schools.

EPC Rating D
Council Tax BAND C

Council Tax Band: C
Tenure: Freehold



HIGHWAY, YATE, BRISTOL

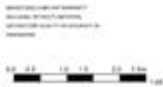
£425,000 Freehold



▼ Ground Floor



DETAILS
Total Area: 94 M²



▼ 1st Floor



DETAILS
Total Area: 94 M²



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.