



42 RECTORY CLOSE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 5SD

£325,000



THREE BEDROOM SEMI DETACHED HOUSE

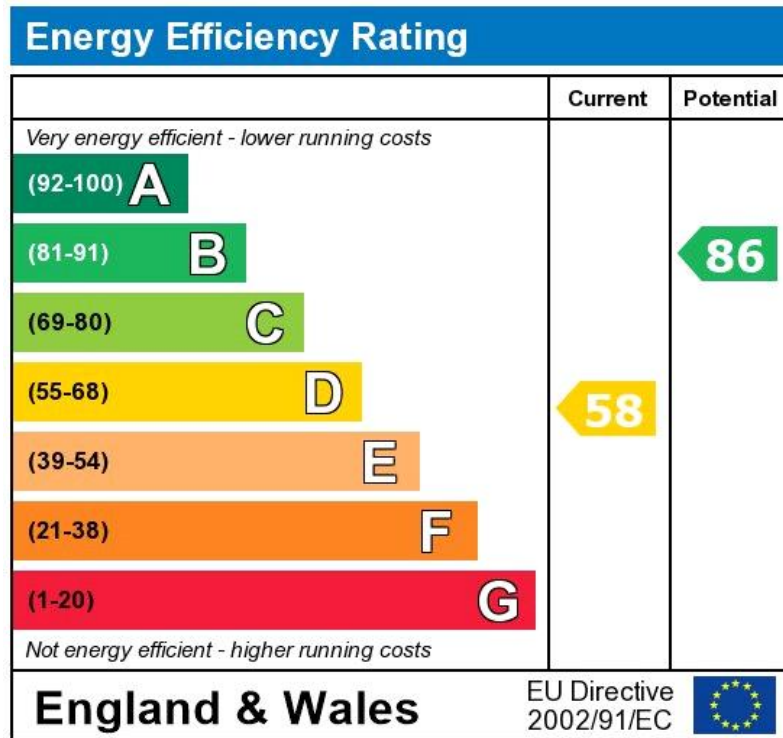
PROPERTY REFERENCE CODE: RS0087

42 RECTORY CLOSE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 5SD

****NEW TO MARKET & NO ONWARD CHAIN****

A spacious 3 Bedroom property for sale in North Yate.

To avoid disappointment please call Farringtons to arrange a viewing or for more information on 01454 326846



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.

This property consists of:

Farringtons are pleased to welcome this three bedroom semi detached property in Rectory Close, a popular area of North Yate. The first floor of the property offers three bedrooms and a fitted bathroom. The ground floor offers Living room, dining room and a modern fitted kitchen.

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

A viewing is recommended to really appreciate what the property has to offer.

Close to local amenities, primary and secondary schools, bus and train routes.

Yate Shopping Centre & Riverside complex only a short walk/car ride away where you will find a variety of shops, cafes and a cinema.

EPC rating D

Council Tax BAND C

Available with no onward chain!

Council Tax Band: C
Tenure: Freehold





TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.