



**94 DORSET WAY, YATE, BRISTOL, GLOUCESTERSHIRE BS37 7SW**

**£415,000**



## **THREE BEDROOM DETACHED PROPERTY**

**PROPERTY REFERENCE CODE: RS0109**

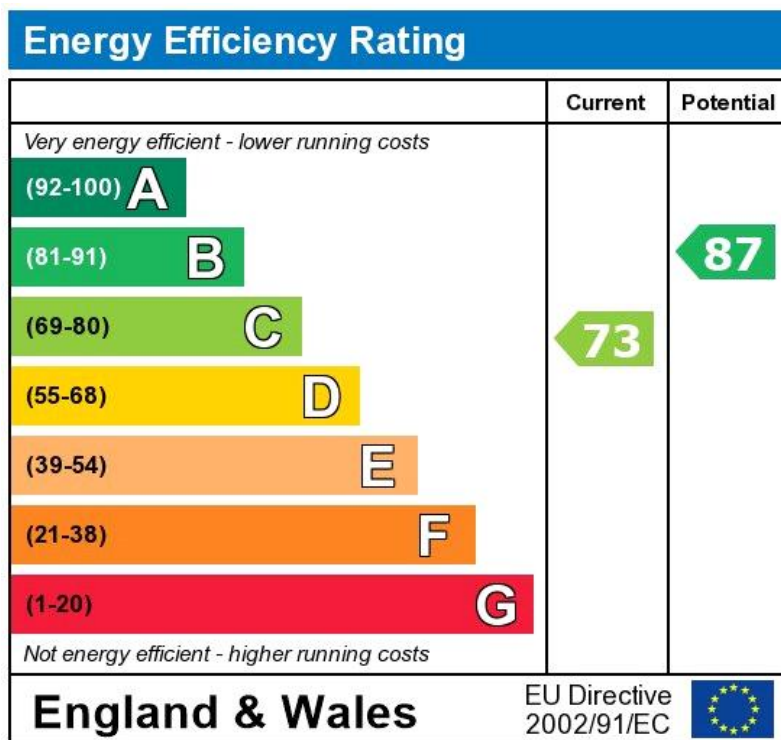
# **94 DORSET WAY, YATE, BRISTOL, GLOUCESTERSHIRE BS37 7SW**

**\*\* BEAUTIFULLY PRESENTED DETACHED PROPERTY \*\***

A simply stunning detached three bedroom property in the popular location of "The Counties" in North Yate.

To avoid disappointment, please contact Farringtons to arrange a viewing on 01454 326846

- CONSERVATORY
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- FREEHOLD
- GAS CENTRAL HEATING
- SINGLE GARAGE WITH ELECTRIC DOOR
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- IMMACULATELY PRESENTED
- MASTER BEDROOM WITH EN-SUITE
- NORTH YATE
- OFF-STREET PARKING
- UPVC DOUBLE GLAZING
- THREE BEDROOM DETACHED PROPERTY



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:**

**\*\* BEAUTIFULLY PRESENTED DETACHED PROPERTY \*\***

A simply stunning detached three bedroom property in the popular location of "The Counties" in North Yate.

A credit to the current vendors presenting the property immaculately.

The ground floor of the property offers: separate lounge, separate kitchen with an integrated washing machine, separate dining room leading into a cosy conservatory.

The first floor offers: modern fitted family bathroom, two double bedrooms (one of which has a modern ensuite shower room and a single bedroom.

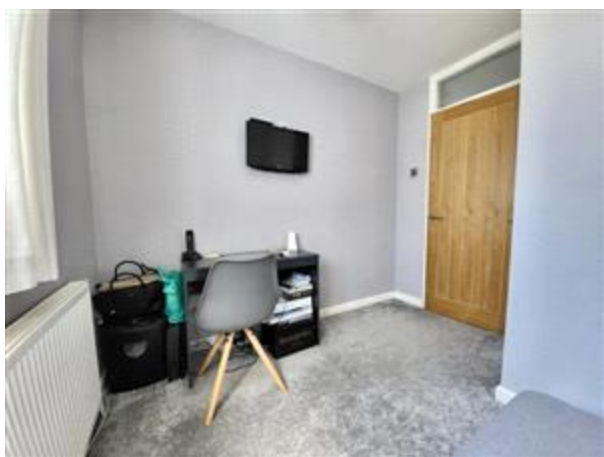
Further benefits include: gas central heating, UPVC double glazing, front and rear gardens, single garage to the rear with an electric front door and a side door to access from the rear garden and off street parking for at least two cars.

Close to local amenities, local primary and secondary schools, bus routes and close to M4 & M5 motorway links.

Council Tax Band: D  
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.