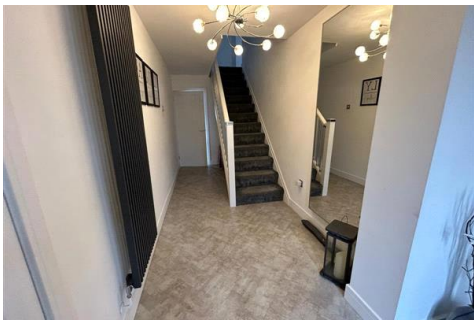




01454 326846

gemma@mwfarringtons.co.uk



BADGEWORTH, YATE, BRISTOL

£415,000 Freehold

****CHAIN FREE****

We are delighted to present this immaculate 5 bedroom home set in the popular location of Shire Way. This property offers four double bedrooms, a single room and a larger than average garden and garage. Parking for up to two cars.

This is a must see!

01454 326846

- Close to local schools
- Downstairs Cloakroom
- Enclosed rear garden
- Immaculately Presented
- Modern open plan living
- Off Street Parking for several cars
- Open Plan Kitchen / Diner
- Four double bedrooms
- Newly renovated

Tucked away in the corner of a popular road on Shire Way a beautiful extended five bedroom house. On the ground floor an open entrance/hallway downstairs WC, reception room used as a playroom, open plan Kitchen diner and living room with french doors leading out to the large garden. Upstairs there are five bedrooms, four doubles, one single room and a newly fitted modern family bathroom. The stunning newly landscaped garden to the rear of the property which is larger than average, and a Garage with up to 2 parking spaces.

Further benefits include:

Gas central heating

UPVC double glazing

Larger than average garage with electricity

Two parking spaces to the side of garage

Close to local amenities and bus stops.

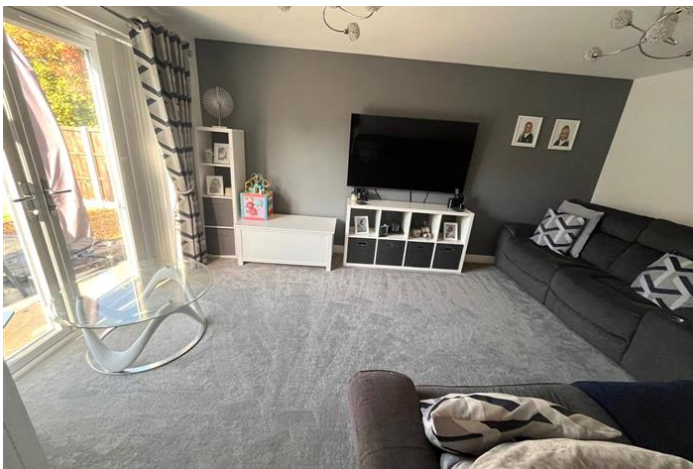
Local primary and secondary schools are within easy access for both walking and car.

EPC Rating: C

Council Tax BAND: D

Council Tax Band: D

Tenure: Freehold

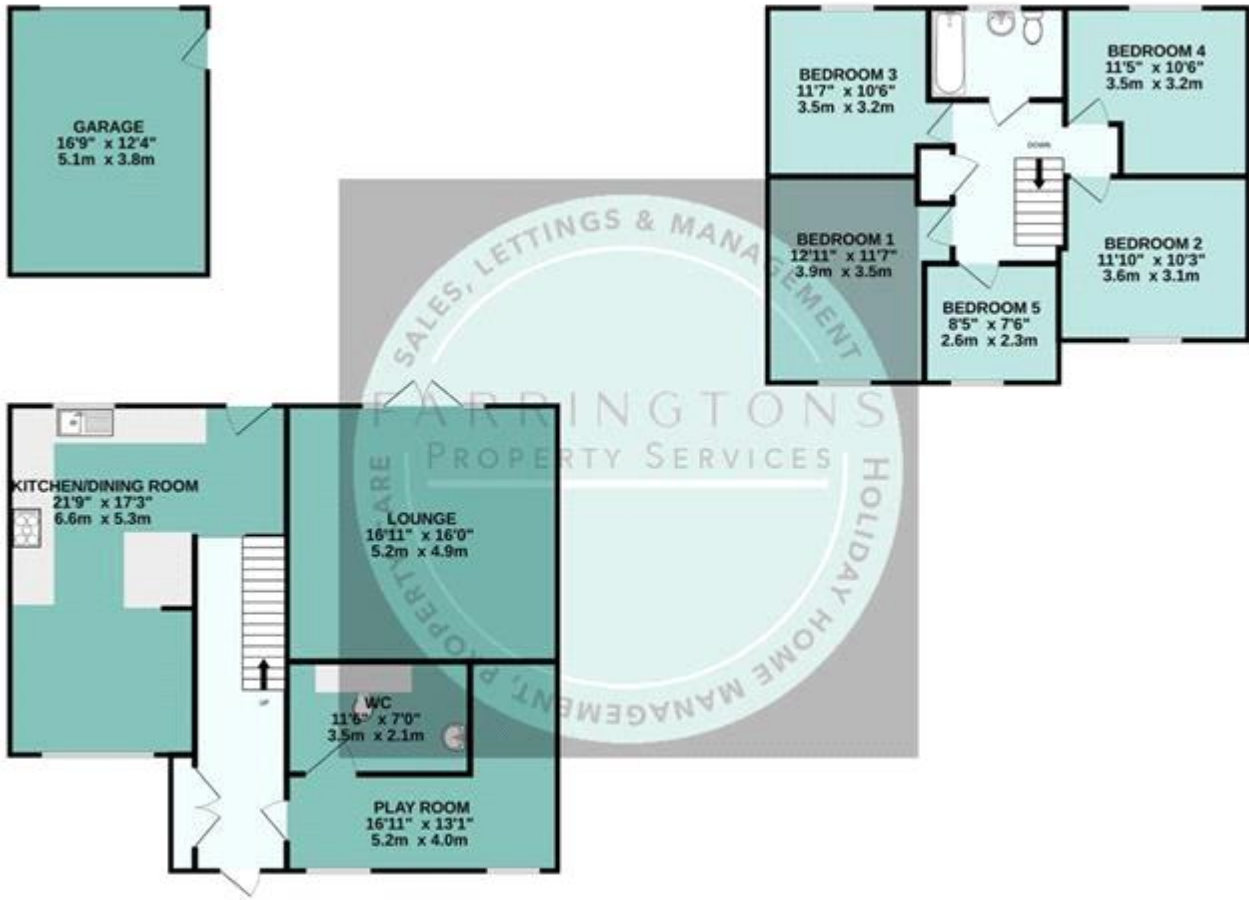


BADGEWORTH, YATE, BRISTOL

£415,000 Freehold

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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/fittings 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.