

CLAYHILL DRIVE, YATE, BRISTOL

£339,950 Freehold

A much loved family home in a great location with individuality and personality, this modern, terraced, three bedroom property could be your next step up the property ladder. A viewing is strongly recommended!

- Sought after North Yate Location
- Close to Local Amenities and Schools
- Modern Terraced Home
- Three bedrooms
- Downstairs WC
- En-suite Shower Room
- Enclosed rear garden
- Elevated Views

Situated in a much sought after location in North Yate and within close proximity to amenities, local parks and schools we proudly present this modern, three bedroom terraced home, a modern and contemporary style property readily available to move into. On entering the property, the ground level comprises of a modern kitchen space, downstairs WC, spacious lounge/diner with doors leading out to the enclosed rear garden and ample storage space. Upstairs, the property is home to three bedrooms, useful en-suite shower room and modern main family bathroom, you'll also be able to enjoy some elevated views from the top bedrooms along with storage space to the top floor and all decorated in a tasteful, modern finish. Outside the garden is split over two levels, with a slight elevated view and patio dining space for entertaining, the ground level is perfect for a children's play space and ideal for family life. Further benefits include a useful garage, parking, double glazing and gas central heating. A perfect property in a prime location, A viewing is strongly advised.

Council Tax Band: Council tax band C
Tenure: Freehold

Kitchen/diner

Modern kitchen diner with high gloss units, integral appliances and gas hob.

Lounge

Spacious and light lounge space with storage under stairs.

WC

Modern downstairs WC with white suite and corner sink.

Bedroom 1

Tastefully decorated double bedroom with elevated views and access to the en-suite.

En-suite

Modern en-suite shower room with white contemporary suite.

Bedroom 2

Stylish and spacious double bedroom with views to the front of the property.

Bedroom 3

A good sized single bedroom or ideal study/home office with elevated views.

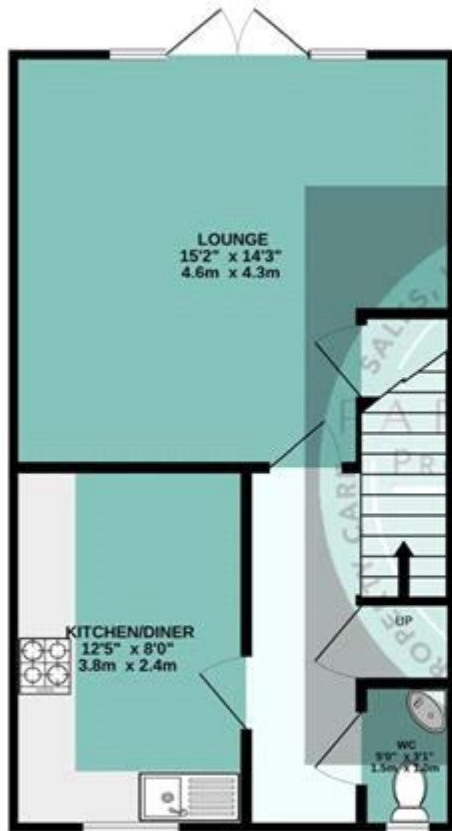
Bathroom

modern family bathroom with white contemporary suite.

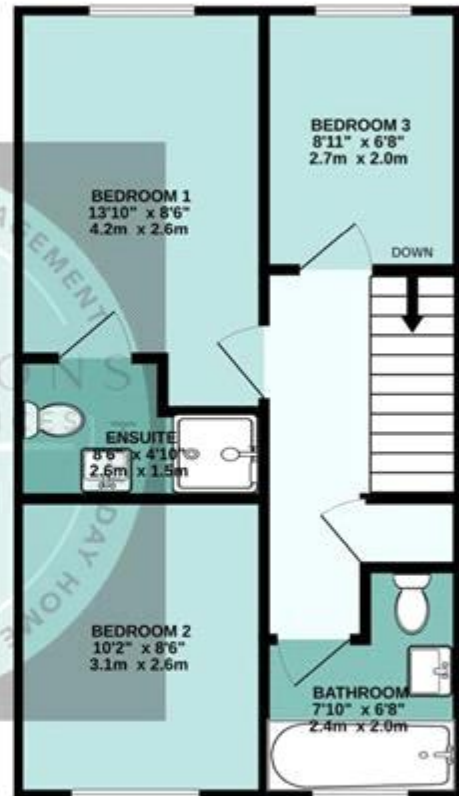


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GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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			96
(81-91) B		84	
(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.



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